LOT 10
SPRING HILL #4 PB 6/43

KNAPP SCOTT J & KARLA R
85821 OWENS ROAD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-550D-0010-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

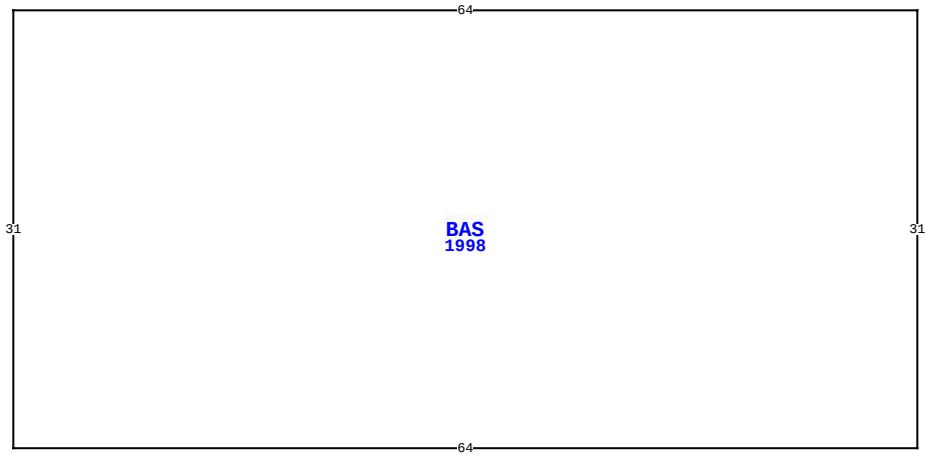
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	1998	1,984	130,444
TOTALS	1,984			1,984	130,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,984	128.9200	109.58	217,407	1998	2008	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2020 Heated Area: 1984 HX Base Yr 2020



85821 OWENS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		130,444
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		121,000
TOTAL MARKET VALUE		254,244
SOH/AGL Deduction		118,181
ASSESSED VALUE		136,063
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		80,341
TOTAL JUST VALUE		254,244
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,521

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E2006510	SOLAR PANELS	22,434	09/01/2020
982424	MH MOVE-ON	0	10/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2226/1591	3/28/2019	WD	Q	I	02	140,000
GRANTOR: RAZORBACK CAPITAL LLC						
GRANTEE: KNAPP SCOTT J & KAR						
2231/1902	10/22/2018	CT	U	I	18	69,900
GRANTOR: CLERK OF COURT						
GRANTEE: RAZORBACK CAPITAL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W64 S31 E64 N31 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 2,800

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	OR	0.00	0.00	1.21	AC		1.00	1.00	1.00	100,000.00	100,000.00	121,000							

REVIEW DATE 10/21/2019 BY KWA Total Acres: 1.21 Total Land Value: 121,000 Market: 0 Agricultural: 0 Common: 121,000 PRINTED 07/30/2025 BY SYS