LOT 12 2001 FTWD DW
IN OR 879/1567
FPL ESMT IN OR 972/172

REYNAUD KEVIN & TERESA
85569 OWENS ROAD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-550E-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

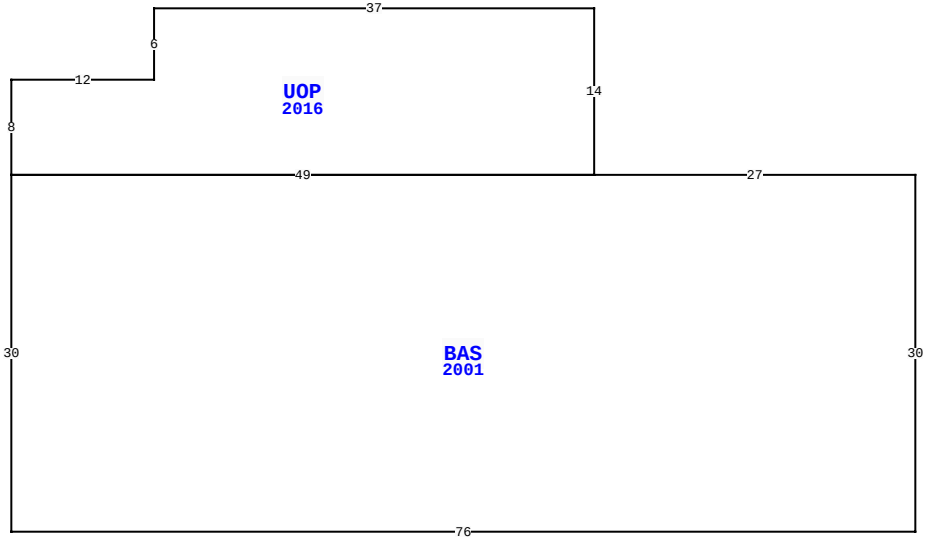
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD 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	2,280	100	2001	2,280	141,822
UOP	614	25	2016	154	9,579
TOTALS	2,894			2,434	151,401

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,434	135.5200	115.19	280,372	2001	2005	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2002 Heated Area: 2280 HX Base Yr 2002



85569 OWENS RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		181,386
TOTAL MARKET OB/XF VALUE		15,528
TOTAL LAND VALUE - MARKET		341,400
TOTAL MARKET VALUE		538,314
SOH/AGL Deduction		375,459
ASSESSED VALUE		162,855
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		112,133
TOTAL JUST VALUE		538,314
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		439,632

MISC ALUMN STRG = NV
TWO PUMP SHEDS NO VALUE
MH/ID GAFL175(A/B)72585CD22

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1706985	GARAGE	93,676	11/01/2017
MH013474	B013	0	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0879/1567	4/21/1999	WD	U	I	13	50,000
GRANTOR: DENMARK GARY M & KRYS						
GRANTEE: REYNAUD KEVIN & TER						
0819/1002	1/12/1998	WD	Q	V		37,500
GRANTOR: SHEFFIELD WILLIAM F E						
GRANTEE: DENMARK GARY & KRYS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W27 UOP=[YR=2016] N14 W37 S6 W12 S8 E49$ W49 S30 E76 N30 $.

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	0752	USP	0	100	12	26	312.00	SF	15.00	15.00	100	2001	2001	3	28	1,310	
2	0510	GARAGE WD-	0	100	26	26	676.00	SF	35.00	35.00	100	2003	2003	3	30	7,098	
3	0351	CARPORT MT	0	100	21	26	546.00	SF	10.00	10.00	100	2003	2003	3	20	1,092	
4	1244	WD DECK EX	0	100	10	16	160.00	SF	18.50	18.50	100	2005	2005	3	36	1,066	
5	0681	POLE SHED	0	100	24	14	336.00	SF	11.25	11.25	100	2005	2005	3	36	1,361	
6	0811	CONCRETE B	0	100	27	27	729.00	SF	5.20	5.20	100	2015	2015	3	95	3,601	

LAND DESCRIPTION

TOTAL OB/XF 15,528

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		OR	0.00	0.00	5.69	AC		1.00	1.00	0.60	100,000.00	60,000.00	341,400							

REVIEW DATE 04/17/2024 BY KWA Total Acres: 5.69 Total Land Value: 341,400 Market: 0 Agricultural: 0 Common: 341,400 PRINTED 07/30/2025 BY SYS

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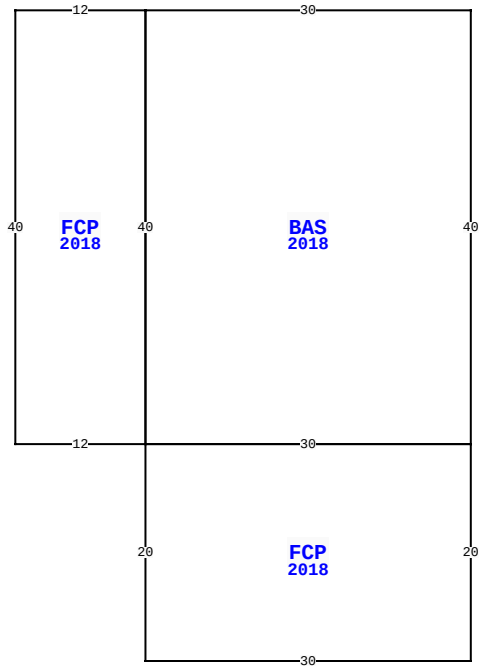
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,200	100	2018	1,200	24,478
FCP	480	25	2018	120	2,448
FCP	600	25	2018	150	3,060
TOTALS	2,280			1,470	29,985

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,470	58.6500	21.70	31,899	2018	2018	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 2002 Heated Area: 1200 HX Base Yr 2002



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0819/1002	1/12/1998	WD	Q	V		37,500
GRANTOR: SHEFFIELD WILLIAM F E						
GRANTEE: DENMARK GARY & KRYS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W30 FCP=[YR=2018] W12 S40 E12 FCP=[YR=2018] S20 E30 N20 W30$ N40$ S40 E30 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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