LOT 17
SPRING HILL #5 PB 6/85

FULLWOOD BARBARA J
1827 CLINCH DR
FERNANDINA BEACH, FL 32034

2025

45-2N-28-550E-0017-0000

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

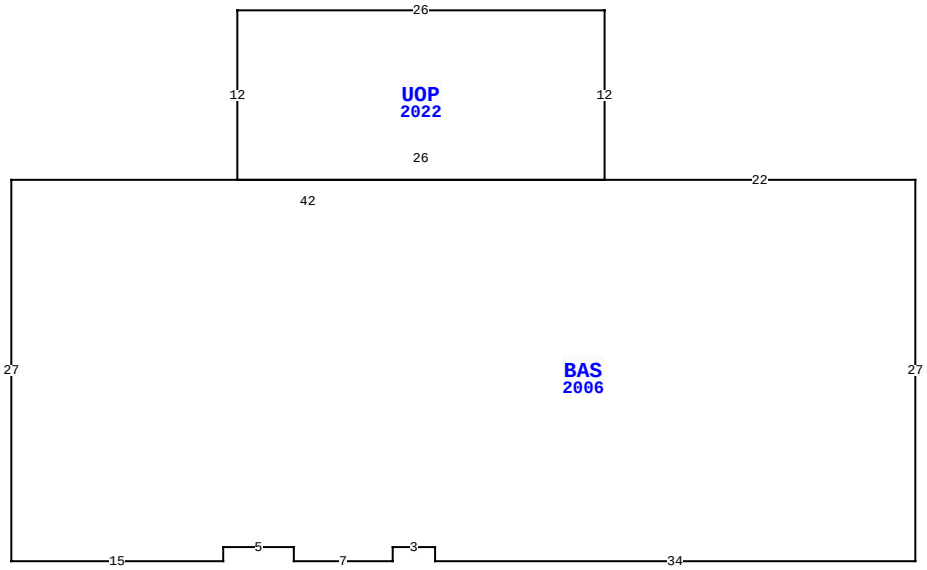
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,720	100	2006	1,720	115,235
UOP	312	25	2022	78	5,226
TOTALS	2,032			1,798	120,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,798	135.0800	108.06	194,292	1989	2009	0	0	0	38.00	62.00

2 M/H 93- – 100% - 2022 Heated Area: 1720 HX Base Yr 2022



85461 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		120,461
TOTAL MARKET OB/XF VALUE		2,462
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		222,923
SOH/AGL Deduction		51,874
ASSESSED VALUE		171,049
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		120,327
TOTAL JUST VALUE		222,923
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,209

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4661	CO ISSUED	0	10/01/2005
MH054661	MH MOVE-ON	0	10/01/2005
P10124	OTHER	0	10/01/2005
E15643	ELEC OTHER	0	08/01/2005
MH013553	MH MOVE-ON	0	07/01/2001
982308	MH MOVE-ON	0	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2795/818	6/19/2025	WD	Q	I	01	239,000
GRANTOR: RETTIG DAVID IAN & EL						
GRANTEE: FULLWOOD BARBARA J						
2153/0901	10/23/2017	WD	Q	I	01	124,000
GRANTOR: TIFTON NASSAU LLC						
GRANTEE: RETTIG DAVID IAN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W22 UOP=[YR=2022] N12 W26 S12 E26$W42 S27 E15 N1 E5 S1 E7 N1 E3 S1 E34 N27 $.

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	1989	1989	3	64	2,240	
2	1243	WD DECK F	0	100	11	12	132.00	SF	8.00	8.00	100	2004	2004	3	21	222	

LAND DESCRIPTION

TOTAL OB/XF 2,462

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	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS