LOT 20
SPRING HILL #5 PB 6/85

JONES LARRY JERALD
85 LAKE PARK COURT
SHARPSBURG, GA 30277

2025

45-2N-28-550E-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

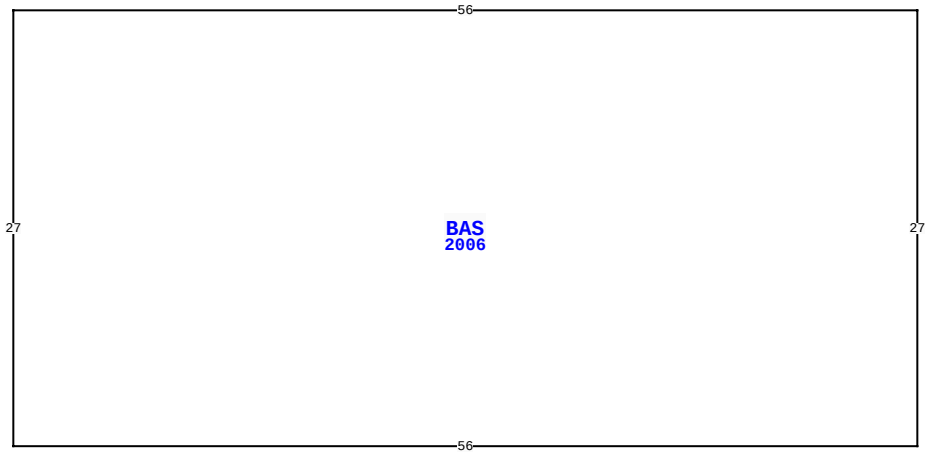
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2006	1,512	92,784
TOTALS	1,512			1,512	92,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	128.9200	109.58	165,685	2006	2006	0	0	0	44.00	56.00

1 M/H 94+ – 0% - 2024 Heated Area: 1512 HX Base Yr



85389 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	92,784
TOTAL MARKET OB/XF VALUE	1,499
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	194,283
SOH/AGL Deduction	5,801
ASSESSED VALUE	188,482
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,482
TOTAL JUST VALUE	194,283
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	171,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11538	MECH OTHER	0	05/01/2006
P11132	OTHER	0	05/01/2006
MH064780	MH MOVE-ON	0	01/01/2006
992888	MH MOVE-ON	0	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2678/1333	11/06/2023	WD	U	I	37	100,000
GRANTOR: GIBBS DAVID W & CARA						
GRANTEE: JONES LARRY JERALD						
1394/0267	3/08/2006	QC	Q	I	01	100
GRANTOR: GIBBS DAVID W						
GRANTEE: GIBBS DAVID W & CAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W56 S27 E56 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	1244	WD DECK EX	0	0	10	10	100.00	SF	18.50	18.50	100	2017	2017	3	81	1,499	

LAND DESCRIPTION

TOTAL OB/XF 1,499

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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS