LOT 22
SPRING HILL #5 PB 6/85

WHORTON JOE P & JOYCE EILEEN L/E/
85305 OWENS RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-550E-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

85355 OWENS RD, FERNANDINA BEACH

BLD DATE	03/27/2008	RK	LGL DATE	
XF DATE	03/27/2008	RK	LAND DATE	05/09/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	112,000
SOH/AGL Deduction	53,051
ASSESSED VALUE	58,949
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,949
TOTAL JUST VALUE	112,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	97,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
982162	MH MOVE-ON	0	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2507/1868	10/25/2021	LE	U	V	11	100
GRANTOR: WHORTON JOE PATRICK &						
GRANTEE: WHORTON FAMILY TRUS						
1980/1682	5/20/2015	WD	Q	I	01	66,000
GRANTOR: FLOWERS BRECK D						
GRANTEE: WHORTON JOE PATRICK						

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	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