LOT 26
SPRING HILL #5 PB 6/85

LAW ROBERT OSWALD IV
300 S SYKES CREEK PKWY #208
MERRITT ISLAND, FL 32952

2025

45-2N-28-550E-0026-0000

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 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	03	Quality Level 03

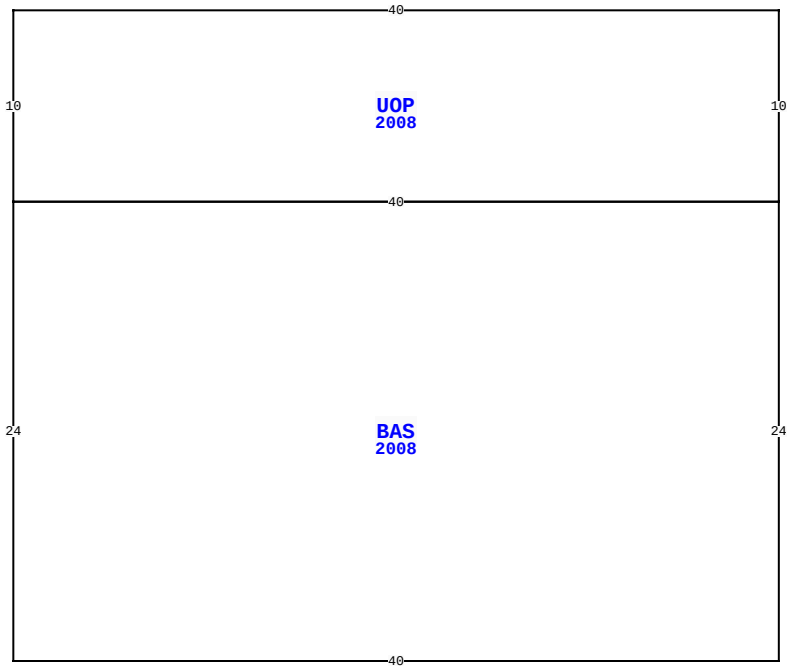
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2008	960	26,911
UOP	400	25	2008	100	2,803
TOTALS	1,360			1,060	29,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,060	116.8000	93.44	99,046	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 960 HX Base Yr



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

85237 OWENS RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	29,714
TOTAL MARKET OB/XF VALUE	144
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	129,858
SOH/AGL Deduction	42,233
ASSESSED VALUE	87,625
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,625
TOTAL JUST VALUE	129,858
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E007374	NEW CONSTR	0	10/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2331/1972	1/10/2020	QC	U	I	11	100
GRANTOR: DES AUTELS STEVE A						
GRANTEE: LAW ROBERT OSWALD I						
0842/0327	7/23/1998	WD	Q	V		16,900
GRANTOR: SHEFFIELD WILLIAM F E						
GRANTEE: DES AUTELS STEVE A						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2008] W40 S10 BAS=[YR=2008] S24 E40 N24 W40$ E40 N10$.

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	1242	WD DECK A	0	0	6	6	36.00	SF	10.00	10.00	100	2010	2010	3	40	144	

LAND DESCRIPTION

TOTAL OB/XF 144

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 10/21/2019 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS