

LOT 19 IN OR 929/808
HOLLY POINT EAST PB 6/160
2000 MERIT DW/MH

PIERCE LARRY E
85544 OWENS RD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-525F-0019-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 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		3 100			
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	1,984	100	2002	1,984	96,686
UOP	240	25	2002	60	2,924
TOTALS				2,044	99,609

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,044	128.9200	116.03	237,165	2000	2000	0	0	58.00	42.00
1 M/H 94+ 100% - 2003 Heated Area: 1984 HX Base Yr 2003											
BAS 2002 UOP 2002											
85544 OWENS RD, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE										99,609		
TOTAL MARKET OB/XF VALUE										378		
TOTAL LAND VALUE - MARKET										100,000		
TOTAL MARKET VALUE										199,987		
SOH/AGL Deduction										124,452		
ASSESSED VALUE										75,535		
TOTAL EXEMPTION VALUE					HX HB WR DX					60,535		
BASE TAXABLE VALUE										15,000		
TOTAL JUST VALUE										199,987		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										198,948		