LOT 21
IN OR 1649/351
MH/ID FLHML2P1355-20686A &

RANKOSKY JAMES
85377 OWENS RD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-550E-0021-0000

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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

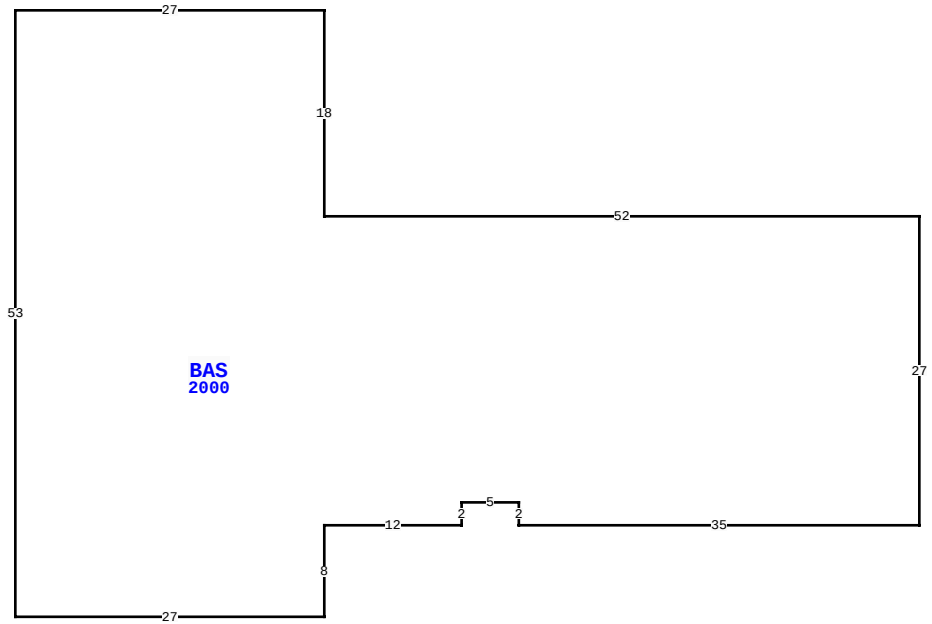
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,825	100	2000	2,825	143,036
TOTALS	2,825			2,825	143,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,825	140.6400	126.58	357,588	1999	1999	0	0	0	60.00	40.00

1 M/H 94+ 100% - 2007 Heated Area: 2825 HX Base Yr 2007



85377 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		143,035
TOTAL MARKET OB/XF VALUE		3,120
TOTAL LAND VALUE - MARKET		313,400
TOTAL MARKET VALUE		459,555
SOH/AGL Deduction		331,627
ASSESSED VALUE		127,928
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		76,517
TOTAL JUST VALUE		459,555
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		490,589

PERMIT NUM	DESCRIPTION	AMT	ISSUED
003038	MH MOVE-ON	0	03/01/2000
982436	MH MOVE-ON	0	11/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1649/0351	11/12/2009	QC	U	I	16	100
GRANTOR: RANKOSKY MICHELLE						
GRANTEE: RANKOSKY JAMES						
1349/0350	10/06/2009	WD	U	I	11	100
GRANTOR: CHMIEL ANDREZEJ & RAC						
GRANTEE: RANKOSKY JAMES & MI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W52 N18 W27 S53 E27 N8 E12 N2 E5 S2 E35 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	1999	1999	3	80	2,800	
2	1242	WD DECK A	0	100	10	12	120.00	SF	10.00	10.00	100	2000	2000	3	20	240	
3	1242	WD DECK A	0	100	8	5	40.00	SF	10.00	10.00	100	2000	2000	3	20	80	

LAND DESCRIPTION

TOTAL OB/XF 3,120

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		OR	0.00	0.00	5.20	AC		1.00	1.00	0.60	100,000.00	60,000.00	312,000							
2	009530	C	POND	100		OR			0.56	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,400							

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.76 Total Land Value: 313,400 Market: 0 Agricultural: 0 Common: 313,400 PRINTED 07/09/2026 BY SYS