LOT 23 1998 SKYL 1998
SPRING HILL #5 PB 6/85

WHORTON J P & JOYCE E L/E/
85305 OWENS ROAD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-550E-0023-0000

BUILDING CHARACTERISTICS

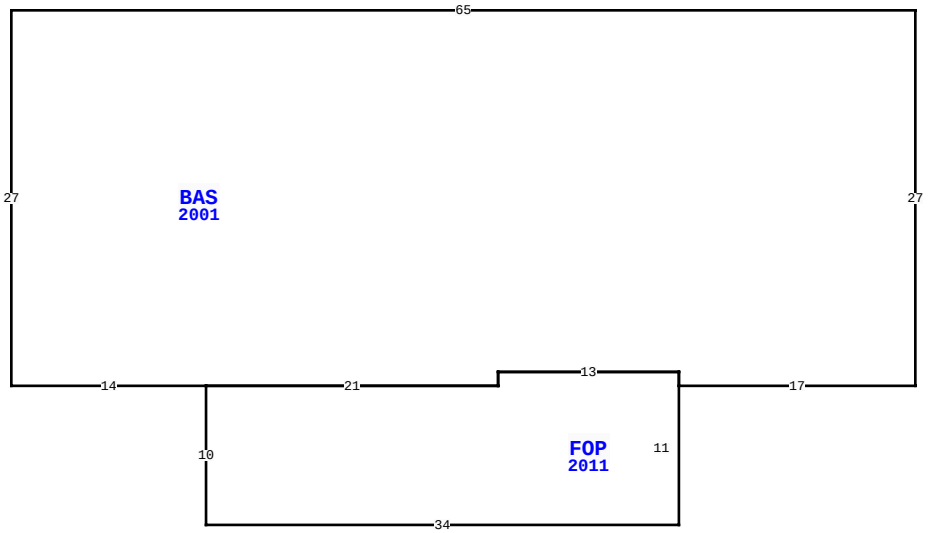
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,742	100	2001	1,742	77,176
FOP	353	30	2011	106	4,696
TOTALS	2,095			1,848	81,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,848	140.6400	126.58	233,920	1998	1998	0	0	0	65.00	35.00

1 M/H 94+ 100% - 2002 Heated Area: 1742 HX Base Yr 2002



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

85305 OWENS RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		106,999
TOTAL MARKET OB/XF VALUE		4,660
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		211,659
SOH/AGL Deduction		98,197
ASSESSED VALUE		113,462
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		62,051
TOTAL JUST VALUE		211,659
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25005	ADDITION	6,269	08/01/2011
B24881	CARPORT	16,874	07/01/2011
B24478	GARAGE	35,258	03/01/2011
982123	MH MOVE-ON	0	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2507/1870	10/25/2021	LE	U	I	11	100
GRANTOR: WHORTON J PATRICK & J						
GRANTEE: WHORTON FAMILY TRUS						
0828/1226	4/03/1998	WD	Q	V		18,900
GRANTOR: SHEFFIELD WILLIAM F E						
GRANTEE: WHORTON J PATRICK &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W65 S27 E14FOP=[YR=2011] S10 E34 N11 W13 S1 W21 $ E21 N1 E13 S1E17 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	0940	SHEDS/PORT	0	100	10	14	140.00	SF	30.00	30.00	100	1998	1998	3	20	840	
2	1242	WD DECK A	0	100	10	16	160.00	SF	10.00	10.00	100	1998	1998	3	20	320	
3	0351	CARPORT MT	0	100	25	35	875.00	SF	10.00	10.00	100	2011	2011	3	40	3,500	

LAND DESCRIPTION

TOTAL OB/XF 4,660

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	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS

LOT 23 1998 SKYL 1998
SPRING HILL #5 PB 6/85

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

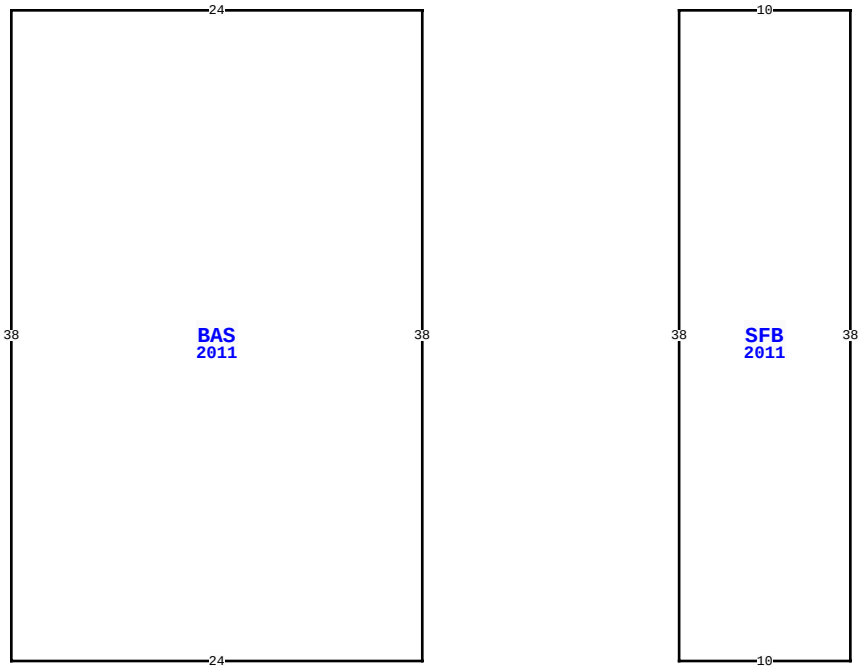
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	2011	912	18,845
SFB	380	80	2011	304	6,282
TOTALS	1,292			1,216	25,127

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,216	64.6070	25.20	30,643	2011	2011	0	0	0	18.00	82.00

2 GARAGE RES 100% - 2002 Heated Area: 1216 HX Base Yr 2002



85305 OWENS RD, FERNANDINA BEACH

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0828/1226	4/03/1998	WD	Q	V		18,900
GRANTOR: SHEFFIELD WILLIAM F E						
GRANTEE: WHORTON J PATRICK &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W24 S38 E24 N38 $ PTR= E15 SFB=[YR=2011] E10 S38 W10 N38 $W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS