LOT 27
IN OR 1624/472
1986 FLWD DW/MH

CLARK MARGARET L/MILLETTE PAUL E EST
7543 HILLOCK DR SOUTH
JACKSONVILLE, FL 32221

2026

45-2N-28-550E-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

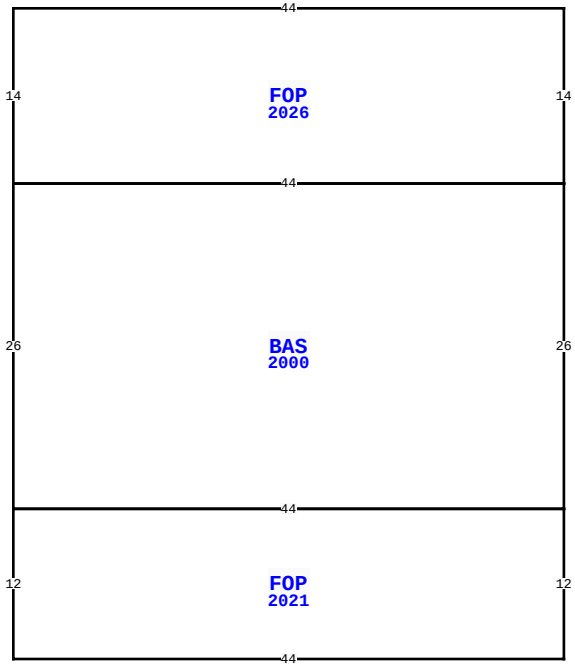
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,144	100	2000	1,144	34,190
FOP	528	30	2021	158	4,722
FOP	616	30	2026	185	5,529
TOTALS	2,288			1,487	44,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,487	117.2000	99.62	148,135	1986	1986	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 1144 HX Base Yr



85207 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	44,440
TOTAL MARKET OB/XF VALUE	2,104
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	146,544
SOH/AGL Deduction	57,814
ASSESSED VALUE	88,730
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,730
TOTAL JUST VALUE	146,544
NCON VALUE	10,251
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	128,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED
992832	MH MOVE-ON	0	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1624/0472	6/11/2009	QC	U	I	11	32,000
GRANTOR: ZAHN CHARLES						
GRANTEE: CLARK MARGARET L &						
1601/0181	1/05/2009	CT	U	I	18	11,500
GRANTOR: CLERK OF COURT						
GRANTEE: ZAHN CHARLES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000;ORIG=0,0] W44 S26 E44 N26 $
FOP=[YR=2021;ORIG=-44,26] E44 S12 W44 N12 $
FOP=[YR=2026;ORIG=-44,0] E44 N14 W44 S14 $
.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	56	1,960	
2	1242	WD DECK A	0	0	6	12	72.00	SF	10.00	10.00	100	2004	2004	3	20	144	

LAND DESCRIPTION

TOTAL OB/XF 2,104

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