PT LOT 32
(EX OR 1989/1399)
SPRING HILL #5 PB 6/85

JONES LARRY C & LEAH
85087 OWENS RD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-550E-0032-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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

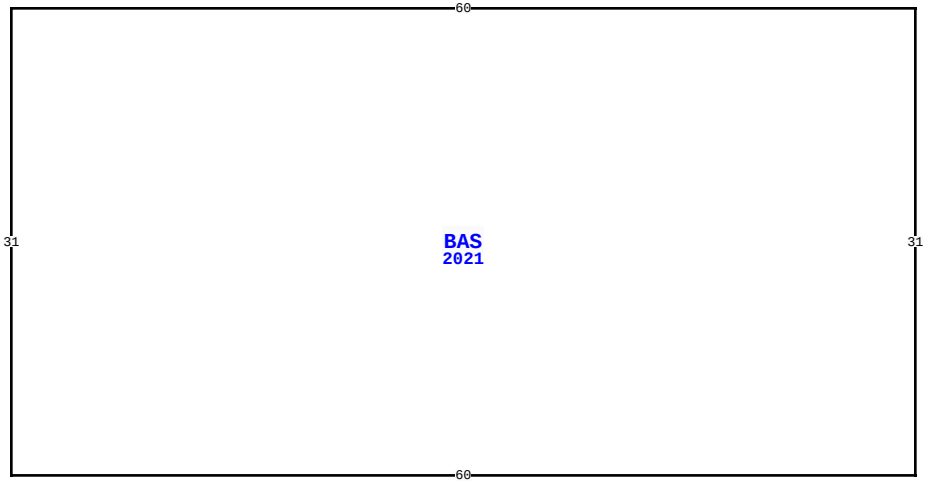
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	2021	1,860	223,279
TOTALS	1,860			1,860	223,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,860	140.4000	126.36	235,030	2021	2021	0	0	0	5.00	95.00

1 M/H 94+ 100% - 2022 Heated Area: 1860 HX Base Yr



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		223,278
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		289,200
TOTAL MARKET VALUE		512,478
SOH/AGL Deduction		147,465
ASSESSED VALUE		365,013
TOTAL EXEMPTION VALUE	13	365,013
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		512,478
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		504,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C13116	CO ISSUED 210000	0	01/26/2021
MH13116	MH MOVE-ON	0	01/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2416/0090	12/11/2020	WD	Q	V	01	135,000
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: JONES LARRY C & LEA						
2329/0947	1/03/2020	WD	Q	V	01	100,000
GRANTOR: TRAVIS ALAN J & MARGI						
GRANTEE: G&H LAND AND TIMBER						

85087 OWENS RD, FERNANDINA BEACH

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W60 S31 E60 N31$.

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
1	000100	C	RES	100		OR	0.00	0.00	4.82	AC		1.00	1.00	0.60	100,000.00	60,000.00	289,200							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.82 Total Land Value: 289,200 Market: 0 Agricultural: 0 Common: 289,200 PRINTED 07/09/2026 BY SYS