PT GOVT LOT 5 OF SEC 32-2N-28E
IN OR 2381/964
(EX UTIL ESMT IN OR 811/389 &

COOPER QUINTON A
95498 SANTA JUANA ROAD
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0000-0026-0030

NASSAU COUNTY PROPERTY

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	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
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

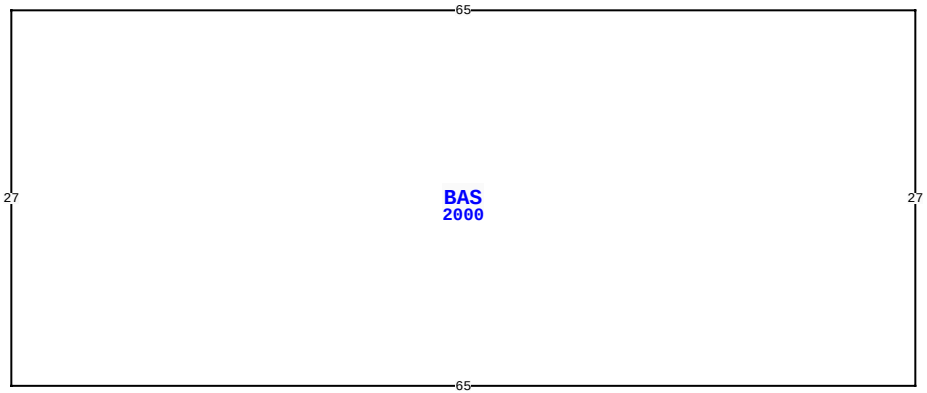
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,755	100	1,755	111,368
TOTALS	1,755		1,755	111,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,755	133.3200	93.32	163,777	2000	2010	0	0	0	32.00	68.00

1 M/H 94+ – 100% - 2021 Heated Area: 1755 HX Base Yr 2021



95498 SANTA JUANA RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		111,368
TOTAL MARKET OB/XF VALUE		7,468
TOTAL LAND VALUE - MARKET		110,662
TOTAL MARKET VALUE		229,498
SOH/AGL Deduction		75,477
ASSESSED VALUE		154,021
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		104,021
TOTAL JUST VALUE		229,498
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,571

PERMIT NUM	DESCRIPTION	AMT	ISSUED
972051	MH MOVE-ON	0	12/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2381/0964	8/03/2020	WD	Q	I	01	175,000
GRANTOR: WEBER HUBERT J						
GRANTEE: COOPER QUINTON A						
2211/1963	6/28/2018	QC	U	I	11	100
GRANTOR: WEBER HUBERT J & THER						
GRANTEE: WEBER HUBERT J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W65 S27 E65 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	2000	2000	3	85	2,975	
2	0940	SHEDS/PORT	0	100	24	16	384.00	SF	15.00	15.00	100	2016	2016	3	78	4,493	

LAND DESCRIPTION

TOTAL OB/XF 7,468

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	000102	C	SFR/MH	100		OR	0.00	0.00	2.27	AC		1.00	1.00	0.65	75,000.00	48,750.00	110,662							

REVIEW DATE 02/23/2022 BY KWA Total Acres: 2.27 Total Land Value: 110,662 Market: 0 Agricultural: 0 Common: 110,662 PRINTED 08/02/2023 BY SYS