BLOCK 1 LOT 4
IN OR 2231/708
R787579 & R787580

ROWE ROBERT A
95345 SANTA JUANA RD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550A-0001-0040

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	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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	06	Quality Level 06

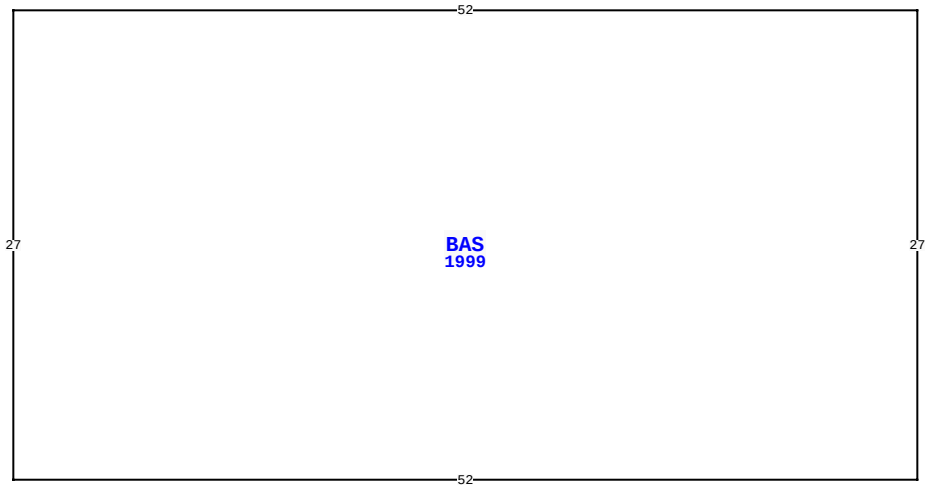
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	110,386
TOTALS	1,404		1,404	110,386

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	149.7600	104.83	147,181	1996	2013	0	0	0	25.00	75.00

2 M/H 94+ – 100% - 2019 Heated Area: 1404 HX Base Yr 2019



BLD DATE 03/18/2015 KK
XF DATE
INC DATE
LGL DATE
LAND DATE 05/26/2023 MLU
AG DATE

95345 SANTA JUANA RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		110,386
TOTAL MARKET OB/XF VALUE		14,114
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		209,500
SOH/AGL Deduction		81,814
ASSESSED VALUE		127,686
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		77,686
TOTAL JUST VALUE		209,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971819	MH MOVE-ON	0	06/01/1997
7854	MH MOVE-ON	950	06/30/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2231/0708	10/16/2018	WD	Q	I	01	128,500
GRANTOR: HILLER TIMMY JOEL SR						
GRANTEE: ROWE ROBERT A						
2005/1479	9/18/2015	WD	Q	I	01	89,000
GRANTOR: INGEBRIGTSEN CATHY						
GRANTEE: HILLER TIMMY JOEL S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W52 S27 E52 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	1996	1996	3	80	2,800	
3	1242	WD DECK A	0	100	6	6	36.00	SF	10.00	10.00	100	2009	2009	3	45	162	
5	0462	ST/AL FNC	0	100	108	6	648.00	SF	7.00	7.00	100	2009	2009	3	60	2,722	
6	0855	CONC PAVER	0	100	0	0	768.00	SF	7.00	7.00	100	2009	2009	3	91	4,892	
7	0855	CONC PAVER	0	100	20	20	400.00	SF	7.00	7.00	100	2009	2009	3	91	2,548	
8	1242	WD DECK A	0	100	6	3	18.00	SF	10.00	10.00	100	2011	2011	3	55	99	
9	1242	WD DECK A	0	100	0	0	162.00	SF	10.00	10.00	100	2011	2011	3	55	891	

LAND DESCRIPTION

TOTAL OB/XF 14,114

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 04/05/2019 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS