LOT 3
IN OR 1041/1808
SPRING HILL #3 PB 5/52

O'CONNER J SHANNON
2440 LYNNDALE RDAD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550C-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	03	Quality Level 03

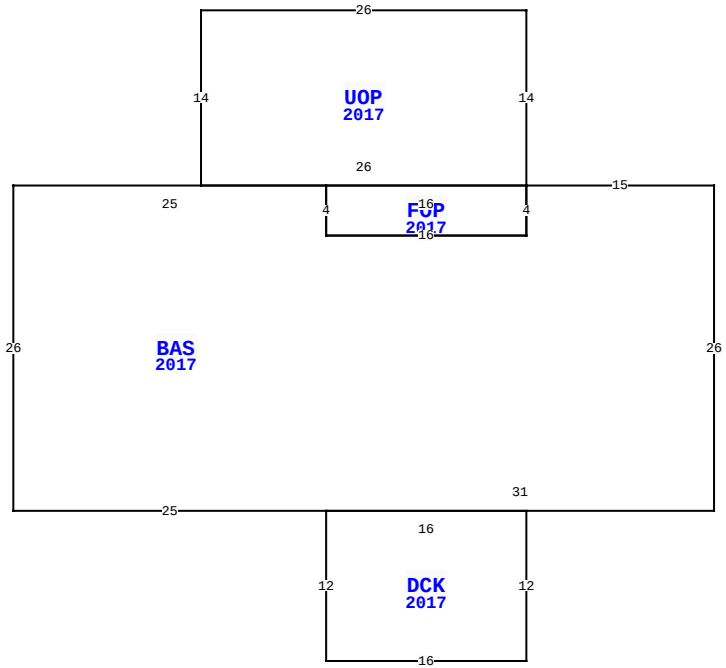
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100	1,392	48,780
DCK	192	15	29	1,016
FOP	64	30	19	666
UOP	364	25	91	3,189
TOTALS	2,012		1,531	53,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	1,531	117.2000	76.18	116,632	1999	1999	0	0	0	54.00	46.00

2 MH 94NO RP – 0% - 0 Heated Area: 1392 HX Base Yr



95344 SANTA JUANA RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	65,001
TOTAL MARKET OB/XF VALUE	1,110
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	151,111
SOH/AGL Deduction	39,546
ASSESSED VALUE	111,565
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,565
TOTAL JUST VALUE	151,111
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH034191	MH MOVE-ON	0	08/22/2003
95-8653	NEW CONSTR	0	02/01/1993
5657	NEW CONSTR	2,000	01/23/1989
4793	NEW CONSTR	65,850	04/05/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1041/1808	3/06/2002	WD	Q	I		23,500
GRANTOR: SPAIN EDWARD A & CONN						
GRANTEE: O'CONNER J SHANNON						
0779/1082	12/13/1996	WD	Q	I		30,000
GRANTOR: BRADDOCK HARFORD R &						
GRANTEE: SPAIN EDWARD A & CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W15 UOP=[YR=2017] N14 W26 S14 E26$
FOP=[YR=2017] W16 S4 E16 N4$ S4 W16 N4 W25 S26 E25
DCK=[YR=2017] S12 E16 N12 W16$ E31 N26$.

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
2	1242	WD DECK A	0	0	26	4	104.00	SF	10.00	10.00	100	2010	2010	3	50	520	
3	1242	WD DECK A	0	0	18	4	72.00	SF	10.00	10.00	100	2017	2017	3	82	590	

LAND DESCRIPTION

TOTAL OB/XF 1,110

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 11/13/2017 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 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	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

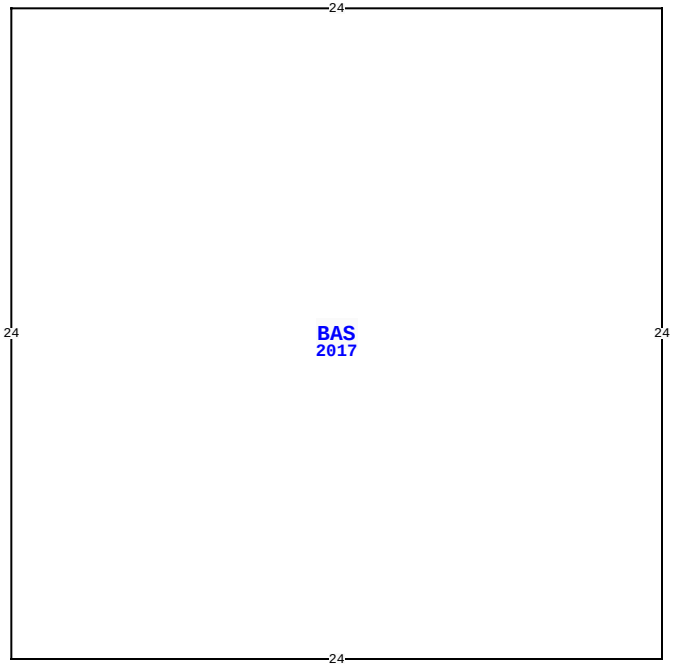
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	11,350
TOTALS	576		576	11,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	576	63.2500	22.14	12,753	2012	2012	0	0	0	11.00	89.00

3 GARAGE RES – 0% - 0 Heated Area: 576 HX Base Yr



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GRANTOR: BRADDOCK HARFORD R &						
GRANTEE: SPAIN EDWARD A & CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W24 S24 E24 N24$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/13/2017 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS