LOT 4
IN OR 1637/1850
2010 JACOBSON/SW/MH

WHYTE JONATHAN
95322 SANTA JUANA RD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550C-0004-0000

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

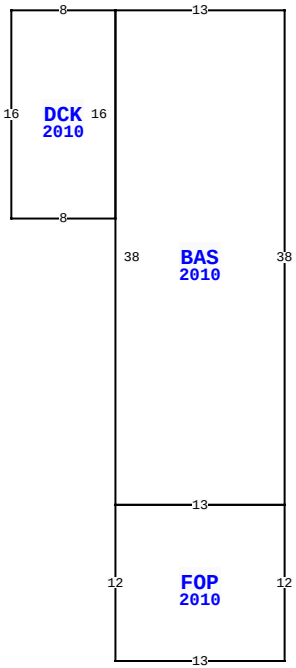
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	494	100	494	34,482
DCK	128	15	19	1,326
FOP	156	30	47	3,281
TOTALS	778		560	39,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	560	146.6400	102.65	57,484	2010	2010	0	0	0	32.00	68.00

2 M/H 94+ – 100% - 2011 Heated Area: 494 HX Base Yr 2011



95322 SANTA JUANA RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		39,089
TOTAL MARKET OB/XF VALUE		11,760
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		135,849
SOH/AGL Deduction		84,557
ASSESSED VALUE		51,292
TOTAL EXEMPTION VALUE	HX HB	26,292
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		135,849
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		82,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5234	MH MOVE-ON	0	01/26/2010
MH5234	MH MOVE-ON	0	11/01/2009
E22231	ELEC OTHER	0	11/01/2009
M14931	H/AC	0	11/01/2009
P14025	OTHER	0	11/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1637/1850	8/31/2009	WD	U	I	12	30,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: WHYTE JONATHAN						
1605/1767	1/28/2009	WD	U	I	12	100
GRANTOR: FLAGSTAR F S B						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W13 DCK=[YR=2010] W8 S16 E8 N16 $ S38
FOP=[YR=2010] S12 E13 N12 W13 $ E13 N38 $.

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
3	0510	GARAGE WD-	0	100	50	20	1,000.00	SF	14.00	14.00	100	2016	2016	3	84	11,760	

LAND DESCRIPTION

TOTAL OB/XF 11,760

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

REVIEW DATE 11/16/2017 BY KWX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS