LOT 7
SPRING HILL #3 PB 5/52

PELKEY SAM L & ANGELA G
95244 SANTA JUANA RD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550C-0007-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

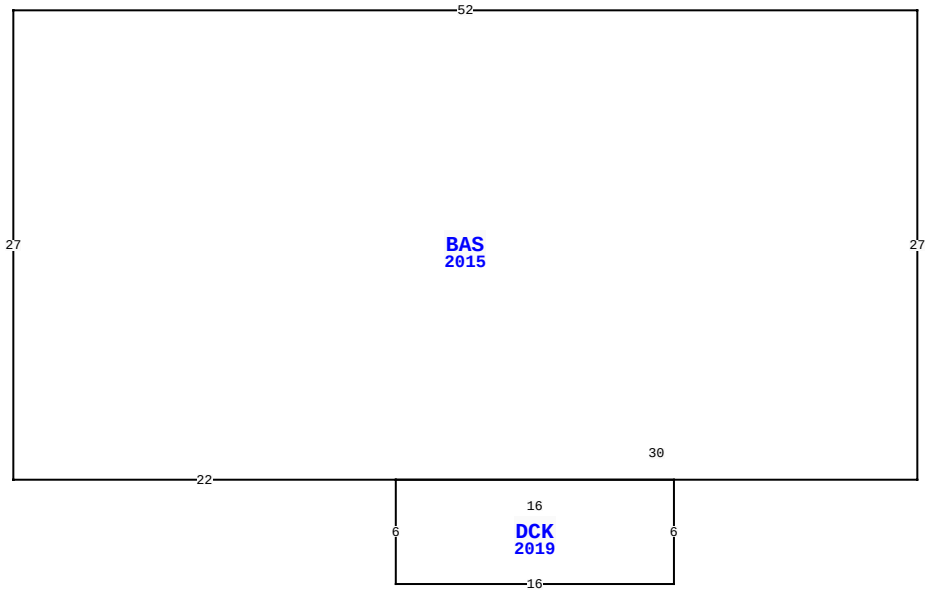
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	120,458
DCK	96	10	10	858
TOTALS	1,500		1,414	121,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,414	117.9360	88.45	125,068	2015	2015	0	0	0	3.00	97.00

2 SFR MODULR – 100% - 2022 Heated Area: 1404 HX Base Yr 2022



95244 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		121,316
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		206,316
SOH/AGL Deduction		45,961
ASSESSED VALUE		160,355
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		110,355
TOTAL JUST VALUE		206,316
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530202	CO ISSUED	0	05/20/2015
B1530201	NEW CONSTR	7,000	04/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2551/1370	3/30/2022	QC	U	I	11	100
GRANTOR: PELKEY SAM L						
GRANTEE: PELKEY SAM L & ANGE						
2544/0590	3/04/2022	FJ	U	I	11	100
GRANTOR: PELKEY WILLIAM H JR E						
GRANTEE: PELKEY SAM L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W52 S27 E22 DCK=[YR=2019] S6 E16 N6 W16$ E30 N27$.

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
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 07/08/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS