LOT 11 R787419
IN OR 860/183
ESMT IN OR 465/122

MATTHEWS DONNA MARIE
PO BOX 15717
FERNANDINA BEACH, FL 32035-3112

2023

45-2N-28-550C-0011-0000

BUILDING CHARACTERISTICS

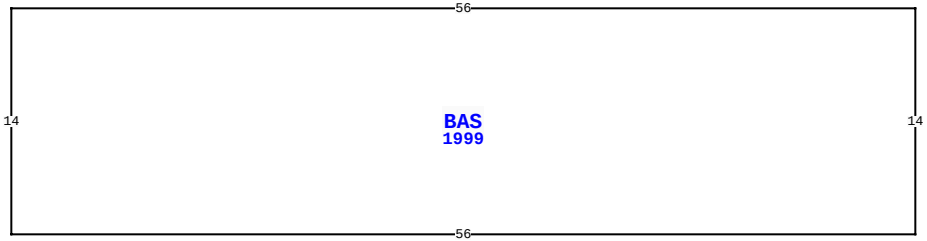
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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	784	100	784	15,533
TOTALS	784		784	15,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	101.6000	66.04	51,775	1984	1984	0	0	0	70.00	30.00

2 M/H 93- – 100% - 2000 Heated Area: 784 HX Base Yr 2000



95158 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 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		15,532
TOTAL MARKET OB/XF VALUE		50
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		100,582
SOH/AGL Deduction		69,658
ASSESSED VALUE		30,924
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		5,924
TOTAL JUST VALUE		100,582
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		61,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED
992521	MH MOVE-ON	0	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0860/0183	12/22/1998	WD	Q	I		21,500
GRANTOR: SHEFFIELD WILLIAM F						
GRANTEE: MATTHEWS DONNA MARI						
0851/1350	10/09/1998	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: SHEFFIELD WILLIAM F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W56 S14 E56 N14$.

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	1242	WD DECK A	0	100	5	5	25.00	SF	10.00	10.00	100	1998	1998	3	20	50	

LAND DESCRIPTION

TOTAL OB/XF 50

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

REVIEW DATE 05/16/2017 BY KWX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS