

LOT 15
IN OR 1987/1421
SPRING HILL #3 PB 5/52

ESTARDA BERTHA
95068 SANTA JUANA RD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550C-0015-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4															
Exterior Wall	05	AVERAGE 100	0100	01	1,391	121.1600	109.35	152,106	1986	1986	0	0	0	16.25	83.75	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2016													Heated Area: 1260														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2016														
Interior Wall	05	DRYWALL 100	26 12 12 26 16 30 30 24 18 4 4 5 5 FSP 2022 BAS 1993 FOP 2016																											
Interior Floo	11	CLAY TILE 50																												
Interior Floo	13	LVT/LAMNT 50																												
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																												
BUD8 Adjustme	04	DIST 01 100																												
Occupancy	00	NONE 100																												
Quality			03	Quality Level 03																										
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	1,260	100	1,260	115,392																										
FOP	20	30	6	549																										
FSP	312	40	125	11,448																										
TOTALS			1,592		1,391	127,389																								
EXTRA FEATURES																95068 SANTA JUANA RD, FERNANDINA BEACH														
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														
1	0810	CONCRETE A	0 100	8	10	80.00	SF	6.50	6.50	100	1994	1994	3	70	364															
2	0810	CONCRETE A	0 100	8	8	64.00	SF	6.50	6.50	100	1996	1996	3	73	304															
3	0855	CONC PAVER	0 100	0	0	220.00	SF	10.00	10.00	100	2016	2016	3	97	2,134															
4	0351	CARPORT MT	0 100	35	30	1,050.00	SF	6.00	6.00	100	2016	2016	3	78	4,914															
LAND DESCRIPTION																TOTAL OB/XF 7,716														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS																														