LOT 16
IN OR 1273/325
R673632 & R673633

WHORTON FANNY G
95036 SANTA JUANA ROAD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550C-0016-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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

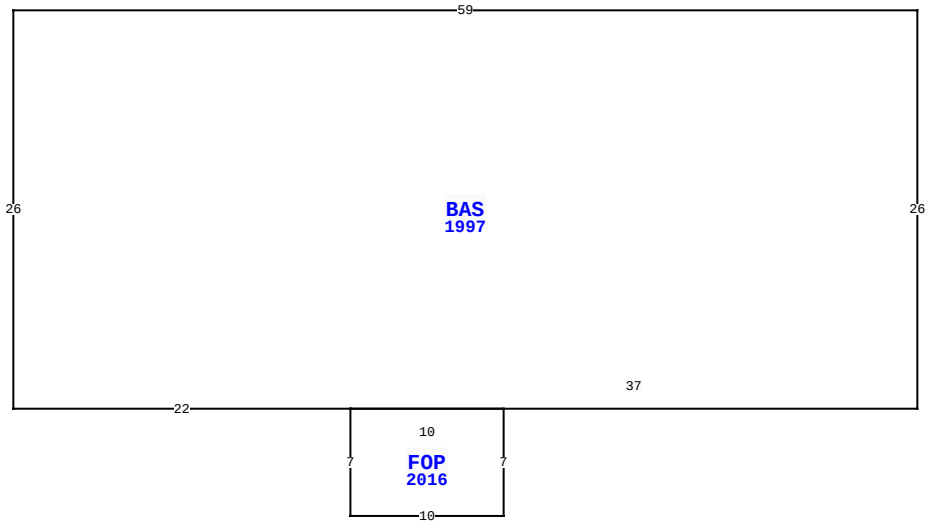
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,534	100	1,534	47,861
FOP	70	30	21	655
TOTALS	1,604		1,555	48,516

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,555	120.0000	78.00	121,290	1986	1996	0	0	0	60.00	40.00

1 M/H 93- – 100% - 1998 Heated Area: 1534 HX Base Yr 1998



95036 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		48,516
TOTAL MARKET OB/XF VALUE		2,654
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		136,170
SOH/AGL Deduction		95,311
ASSESSED VALUE		40,859
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		15,859
TOTAL JUST VALUE		136,170
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		88,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971980	MH MOVE-ON	0	10/01/1997
7901	MH MOVE-ON	5,200	08/07/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1273/0325	11/12/2004	QC	U	I	01	100
GRANTOR: WHORTON J EDWARD & FA						
GRANTEE: WHORTON FANNY G						
0811/0222	10/24/1997	WD	Q	I		23,500
GRANTOR: SHEFFIELD WILLIAM ET						
GRANTEE: WHORTON J EDWARD &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W59 S26 E22 FOP=[YR=2016] S7 E10 N7 W10$ E37 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
1	1242	WD DECK A	0	100	10	21	210.00	SF	10.00	10.00	100	1997	1997	3	20	420	
2	1242	WD DECK A	0	100	4	8	32.00	SF	10.00	10.00	100	1997	1997	3	20	64	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170	

LAND DESCRIPTION

TOTAL OB/XF 2,654

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 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