BLOCK 1 LOT 3
IN OR 1960/945
SPRING HILL SUB PB 5/32

ROSS TIMOTHY P
95317 SANTA JUANA RD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-550A-0001-0030

BUILDING CHARACTERISTICS

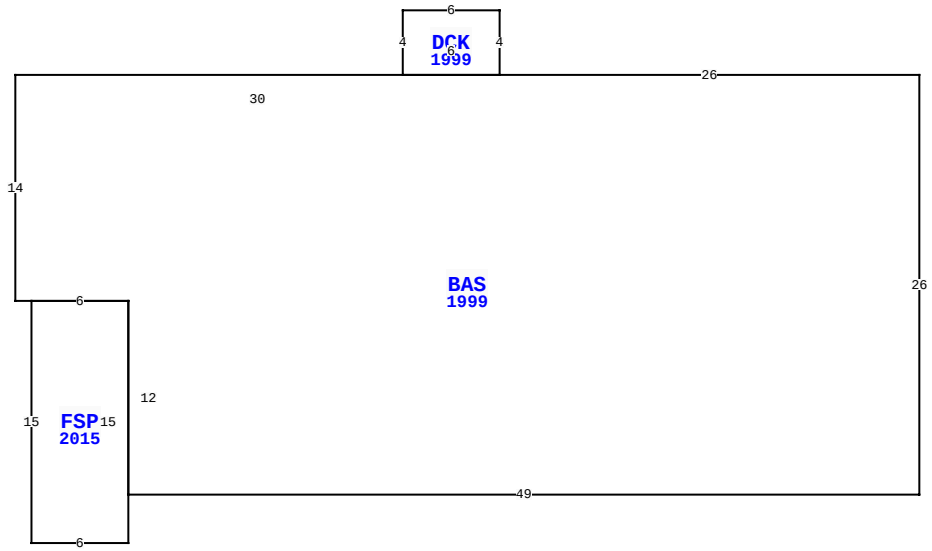
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LVT/LAMNT 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,372	100	1,372	148,963
DCK	24	10	2	217
FSP	90	40	36	3,909
TOTALS	1,486		1,410	153,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,410	129.5008	123.03	173,472	1999	1999	0	0	0	11.75	88.25

1 SINGLE FAM – 100% - 2017 Heated Area: 1372 HX Base Yr 2017



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

95317 SANTA JUANA RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		153,089
TOTAL MARKET OB/XF VALUE		3,720
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		241,809
SOH/AGL Deduction		122,783
ASSESSED VALUE		119,026
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		69,026
TOTAL JUST VALUE		241,809
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,128

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20925	CO ISSUED	0	12/09/2011
B20925	NEW CONSTR	59,680	01/01/2008
015207	H/AC	0	07/01/2001
9805585	NEW CONSTR	59,680	12/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2007/1523	10/02/2015	QC	U	I	11	100
GRANTOR: ROSS GRACE						
GRANTEE: ROSS TIMOTHY P						
1960/0945	1/30/2015	WD	Q	I	01	97,500
GRANTOR: BROWN ANTOINETTE						
GRANTEE: ROSS TIMOTHY P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W26 DCK=[YR=1999] N4 W6 S4 E6 $ W30 S14 E1
FSP=[YR=2015] S15 E6 N15 W6 $ E6 S12 E49 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	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2021	2021	3	93	3,720	

LAND DESCRIPTION

TOTAL OB/XF 3,720

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	000100	C	SFR	100	0006	OR	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 08/06/2024 BY SYS