BLOCK 1 LOT 6
IN OR 2108/723
SPRING HILL SUB PB 5/32

WHITE CONNIE E
95387 SANTA JUANA RD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-550A-0001-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

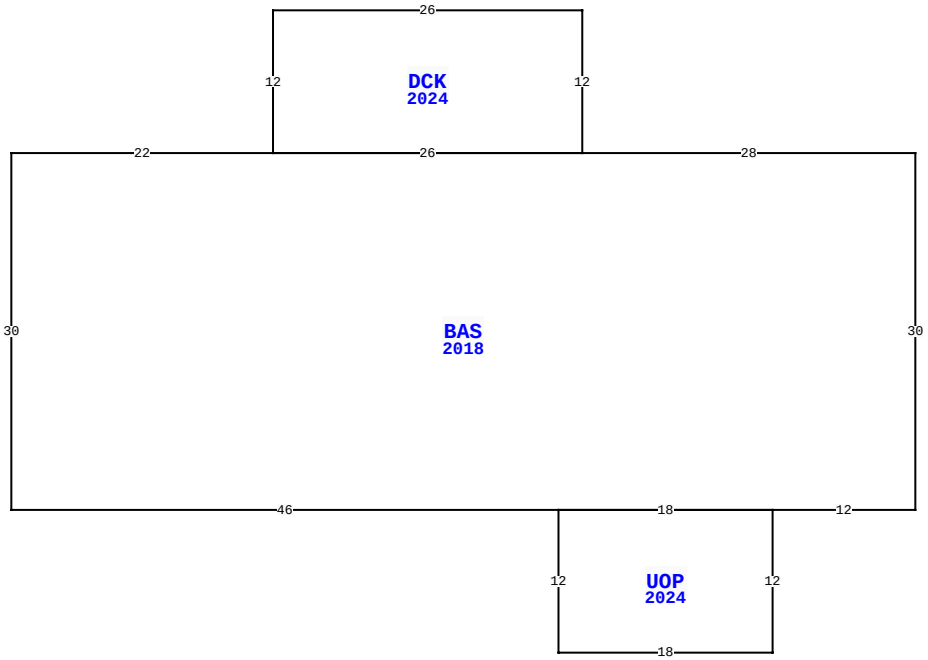
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	199,424
DCK	312	15	47	4,111
UOP	216	25	54	4,723
TOTALS	2,808		2,381	208,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,381	125.4000	94.05	223,933	2018	2018	0	0	0	7.00	93.00

2 M/H 94+ – 100% - 2019 Heated Area: 2280 HX Base Yr 2019



95387 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		208,258
TOTAL MARKET OB/XF VALUE		7,364
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		300,622
SOH/AGL Deduction		164,519
ASSESSED VALUE		136,103
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		36,103
TOTAL JUST VALUE		300,622
NCON VALUE		12,768
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C06456	CO ISSUED	0	01/31/2018
MH06456	MH MOVE-ON	0	10/01/2017
MH3304	MH MOVE-ON	0	11/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2108/0723	3/16/2017	WD	U	I	37	35,000
GRANTOR: WHITE KAREN						
GRANTEE: WHITE ANDREW J & CO						
2090/1524	12/27/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: WHITE KAREN						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	98	3,430	
2	0810	CONCRETE A	0	100	26	24	624.00	SF	6.50	6.50	100	2024	2018		97	3,934	

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W28 W26 W22 S30 E46 E18 E12 N30 $
UOP=[YR=2024;ORIG=-30,30] E18 S12 W18 N12 $
DCK=[YR=2024;ORIG=-28,0] W26 N12 E26 S12 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,364

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

REVIEW DATE 04/17/2024 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS