BLOCK 3 LOT 52
IN OR 625 PG 746
SPRING HILL SUB #2 PB 5/35

NARO JAMES V
95053 SANTA JUANA ROAD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-550B-0003-0520

BUILDING CHARACTERISTICS

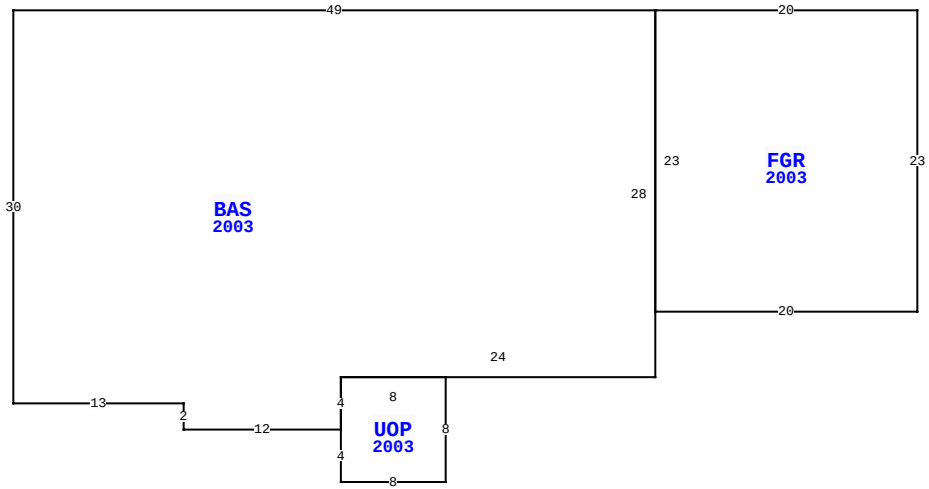
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,446	100	1,446	136,921
FGR	460	55	253	23,956
UOP	64	20	13	1,231
TOTALS	1,970		1,712	162,109

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,712	117.2600	111.40	190,717	2003	2003	0	0	0	15.00	85.00

1 SINGLE FAM – 0% - 0 Heated Area: 1446 HX Base Yr



95053 SANTA JUANA RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	162,109
TOTAL MARKET OB/XF VALUE	691
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	247,800
SOH/AGL Deduction	46,779
ASSESSED VALUE	201,021
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	201,021
TOTAL JUST VALUE	247,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M015371	H/AC	0	11/01/2001
9905888	NEW CONSTR	71,455	03/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0625/0746	5/06/1991	WD	U	I	11	18,500
GRANTOR: EVANS EZEKEIL & M						
GRANTEE: NARO JAMES V						
0494/0309	7/01/1986	WD	Q	V		10,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2003] W20 BAS=[YR=2003] W49 S30 E13 S2 E12
UOP=[YR=2003] S4 E8 N8 W8 S4 $ N4 E24 N28 $ S23 E20 N23 $.

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	0940	SHEDS/PORT	0	0	8	12	96.00	SF	30.00	30.00	100	2005	2005	3	24	691	

LAND DESCRIPTION

TOTAL OB/XF 691

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS