

RILEY ARTHUR B III & GAIL S
95382 SANTA JUANA RD
FERNANDINA BEACH, FL 32034

45-2N-28-550C-0002-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

03 VINYL 100
03 GABLE/HIP 100
05 DRYWALL 100
14 CARPET 80
11 CLAY TILE 20
03 CENTRAL 100
04 AIR DUCTED 100

4 100
2 100
WOOD FRAME 100
1. 1. 100
0 100

03 Quality Level 03
MOBILE HOME
MKT AREA 04
4004.00
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE
BAS 1,809 100 1,809 67,925

TOTALS1,8091,80967,924

EXTRA FEATURES

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 1242 WD DECK A 0 100 6 6 36.00 SF 10.00 10.00 100 2001 2001 3 20 72

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP RD LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE DT DPHT 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 0006 OR 0.00 0.00 1.00 LT 1.00 1.00 85,000.00 85,000.00 85,000

REVIEW DATE 04/05/2019 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEEYB ECON FNCTNORM% COND

0800021,809119.200089.40161,725199819980058.0042.00

M/H 94+ - 100% - 2018Heated Area: 1809HX Base Yr 2018

BLD DATEXF DATEINC DATE05/12/2009RKLGL DATELAND DATEAG DATE05/26/2023MLU

95382 SANTA JUANA RD, FERNANDINA BEACH

95382 SANTA JUANA RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE67,924

TOTAL MARKET OB/XF VALUE72

TOTAL LAND VALUE - MARKET85,000

TOTAL MARKET VALUE152,996

SOH/AGL Deduction70,739

ASSESSED VALUE82,257

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE32,257

TOTAL JUST VALUE152,996

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE151,487

SUBTOTAL

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYRSN CD SALE PRICE

2049/13025/25/2016SWUI1240,000

GRANTOR: BRANCH BANKING & TRUS

GRANTEE: RILEY ARTHUR B III

2036/15153/30/2016CTUI18100

GRANTOR: CLERK OF COURT

GRANTEE: BRANCH BANKING AND

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W67 S27 E67 N27 \$.