LOT 8
IN OR 1886/1426
SPRING HILL #3 PB 5/52

WHYTE JEFFREY C
95230 SANTA JUANA RD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-550C-0008-0000

NASSAU COUNTY PROPERTY

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	06	Quality Level 06

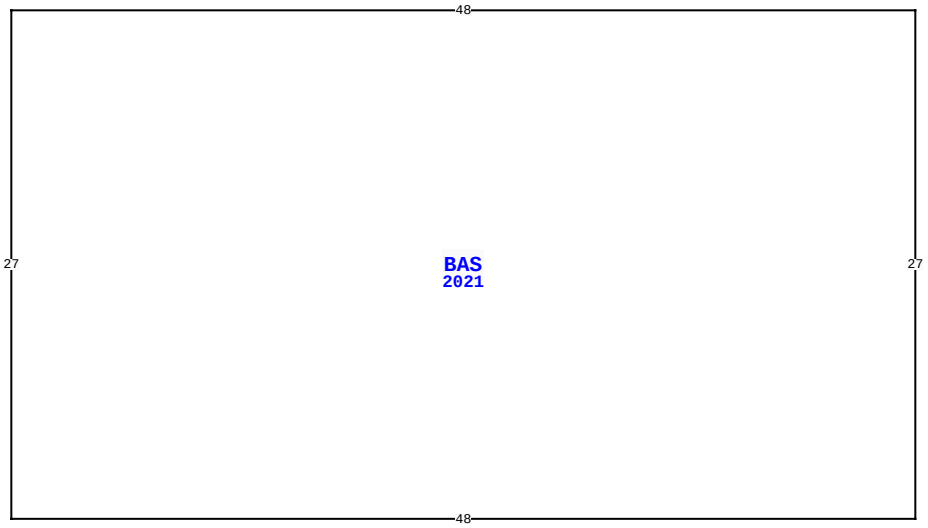
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	142,402
TOTALS	1,296		1,296	142,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	149.5000	112.12	145,308	2021	2021	0	0	0	2.00	98.00

1 M/H 94+ – 100% - 2023 Heated Area: 1296 HX Base Yr 2023



95230 SANTA JUANA RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		142,402
TOTAL MARKET OB/XF VALUE		5,218
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		232,620
SOH/AGL Deduction		141,957
ASSESSED VALUE		90,663
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		40,663
TOTAL JUST VALUE		232,620
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C12372	CO ISSUED	0	05/25/2021
MH12372	MH MOVE-ON	0	12/11/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1886/1426	10/28/2013	WD	Q	I	02	34,000
GRANTOR: MONROE VERLEAN						
GRANTEE: WHYTE JEFFREY C						
1118/0841	3/04/2003	WD	U	I	07	100
GRANTOR: SIMMONS CLARENCE & VE						
GRANTEE: MONROE VERLEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W48 S27 E48 N27$.

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	100	20	10	200.00	SF	30.00	30.00	100	1993	1993	3	20	1,200	
2	0940	SHEDS/PORT	0	100	20	12	240.00	SF	18.00	18.00	100	2021	2021	3	93	4,018	

LAND DESCRIPTION

TOTAL OB/XF 5,218

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 02/14/2022 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS