

LOT 9 OR 637/653
ESMT IN OR 446/565
R278152 & R278153

TIMMONS JERRY O
95206 SANTA JUANA ROAD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-550C-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
BUD8 Adjustme	04	DIST 01 100

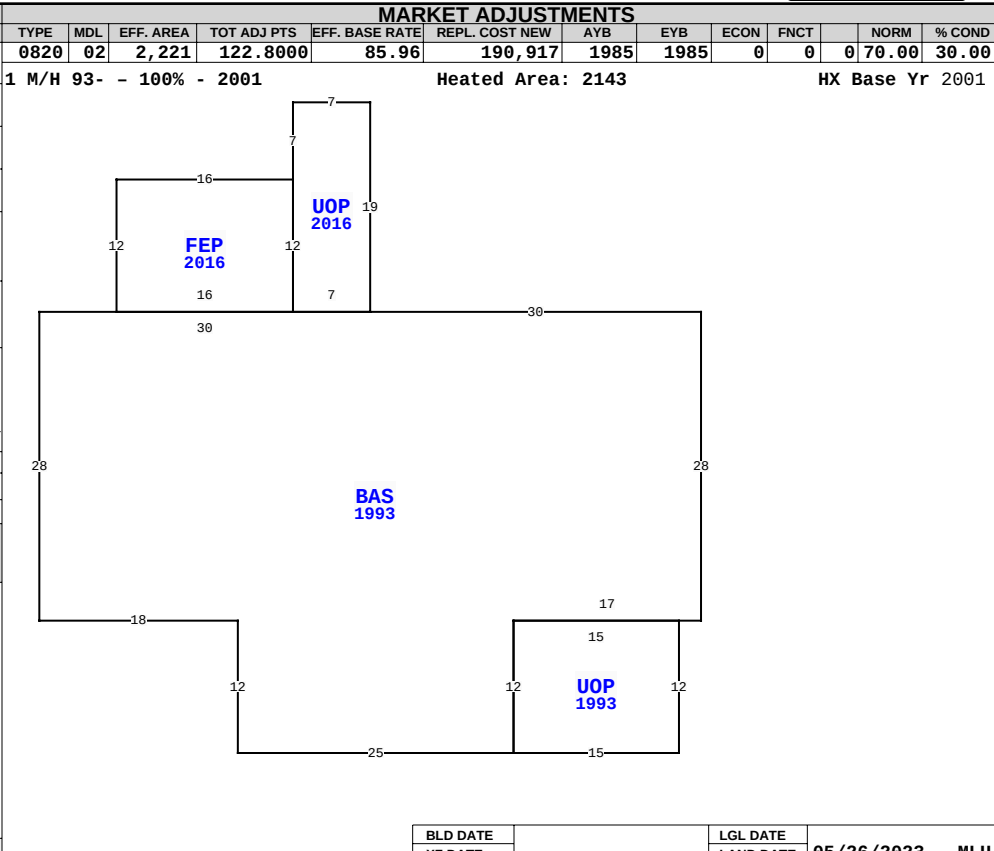
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	1,980	51,060
FEP	192	85	163	4,203
UOP	180	25	45	1,160
UOP	133	25	33	851
TOTALS	2,485		2,221	57,275

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	0810	CONCRETE A	0 100	24	32	768.00	SF	6.50	6.50	100	1986	1986	3	49.5	2,471	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100	
3	0510	GARAGE WD-	0 100	22	12	264.00	SF	35.00	35.00	100	2000	2000	3	28	2,587	
4	0351	CARPORT MT	0 100	22	22	484.00	SF	10.00	10.00	100	2000	2000	3	20	968	
5	0351	CARPORT MT	0 100	20	20	400.00	SF	10.00	10.00	100	2024	2018		82	3,280	

LAND DESCRIPTION			TOTAL OB/XF 11,406													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

REVIEW DATE 03/06/2024 BY NWA



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

TOTAL OB/XF 11,406																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				57,275	
TOTAL MARKET OB/XF VALUE				11,406	
TOTAL LAND VALUE - MARKET				85,000	
TOTAL MARKET VALUE				153,681	
SOH/AGL Deduction				94,850	
ASSESSED VALUE				58,831	
TOTAL EXEMPTION VALUE		HX HB		33,831	
BASE TAXABLE VALUE				25,000	
TOTAL JUST VALUE				153,681	
NCON VALUE				3,280	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				146,079	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0637/0653	9/26/1991	QC U	I	01		8,400
GRANTOR: TIMMONS JERRY & M E						
GRANTEE: TIMMONS JERRY O						
0436/0310	10/01/1984	WD Q	V			9,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES																
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BUILDING DIMENSIONS

BAS=[YR=1993] W30 UOP=[YR=2016] N19 W7 S7 FEP=[YR=2016] W16 S12 E16 N12\$ S12 E7\$ W30 S28 E18 S12 E25 UOP=[YR=1993] E15 N12 W15 S12\$ N12 E17 N28\$.