LOT 14
IN OR 2177/1777
SPRING HILL #3 PB 5/52

HARMON MARILYN K
95084 SANTA JUANA ROAD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-550C-0014-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

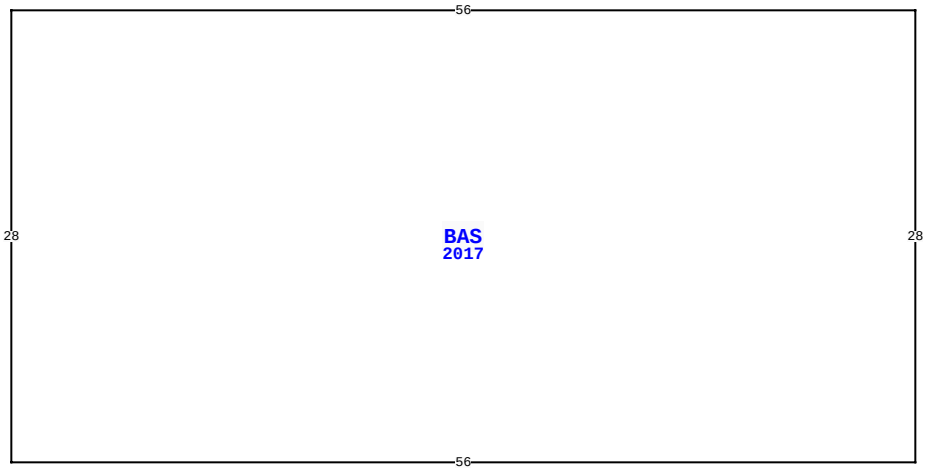
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1,568	164,927
TOTALS	1,568		1,568	164,927

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,568	150.8000	113.10	177,341	2017	2018	0	0	0	7.00	93.00

2 M/H 94+ – 100% - 2019 Heated Area: 1568 HX Base Yr 2019



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		164,927
TOTAL MARKET OB/XF VALUE		1,248
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		251,175
SOH/AGL Deduction		110,160
ASSESSED VALUE		141,015
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		91,015
TOTAL JUST VALUE		251,175
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0174559	CO ISSUED	0	05/23/2017
MH172994	MH MOVE-ON	0	05/01/2017
5288	MH MOVE-ON	2,584	11/08/1988
7504	MH MOVE-ON	1,000	10/07/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2177/1777	2/09/2018	WD	Q	I	01	159,000
GRANTOR: INGEBRIGTSEN CATHERIN						
GRANTEE: HARMON MARILYN K						
2039/0359	4/07/2016	WD	Q	I	01	30,000
GRANTOR: BUCHAN LYDIA JEAN						
GRANTEE: INGEBRIGTSEN CATHER						

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

95084 SANTA JUANA RD, FERNANDINA BEACH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W56 S28 E56 N28$.

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	1242	WD DECK A	0	100	20	8	160.00	SF	10.00	10.00	100	2017	2017	3	78	1,248	

LAND DESCRIPTION

TOTAL OB/XF 1,248

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 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