LOT 15
IN OR 1987/1421
SPRING HILL #3 PB 5/52

ESTARDA BERTHA
95068 SANTA JUANA RD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-550C-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

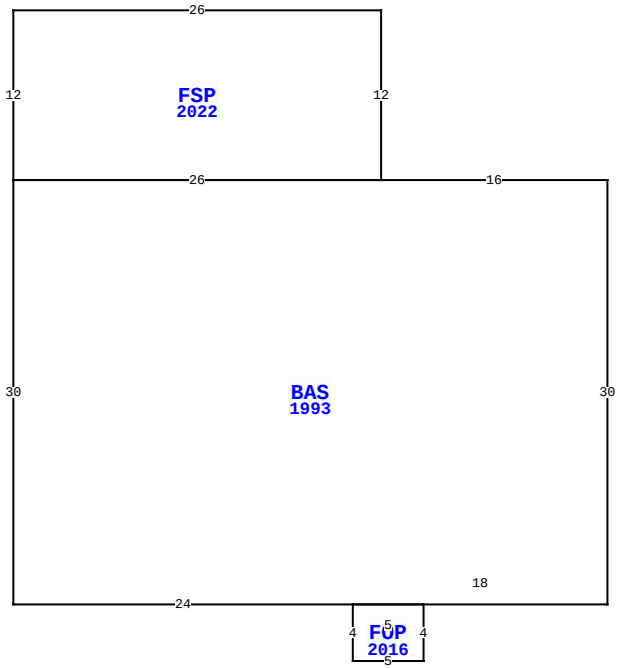
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,260	100	1,260	121,097
FOP	20	30	6	577
FSP	312	40	125	12,014
TOTALS	1,592		1,391	133,687

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,391	121.1600	115.10	160,104	1986	1986	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 2016 Heated Area: 1260 HX Base Yr 2016



95068 SANTA JUANA RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		133,687
TOTAL MARKET OB/XF VALUE		7,428
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		226,115
SOH/AGL Deduction		109,615
ASSESSED VALUE		116,500
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		66,500
TOTAL JUST VALUE		226,115
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 3065	N/A	20,400	11/01/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1987/1421	6/24/2015	WD	Q	I	01	103,000
GRANTOR: DUME HENRY S						
GRANTEE: ESTRADA BERTHA						
0579/0106	9/14/1989	WD	U	I	10	100
GRANTOR: REYNOLDS HELEN F						
GRANTEE: DUME DONALD & HENRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FSP=[YR=2022] N12 W26 S12 E26$ W26 S30 E24
FOP=[YR=2016] S4 E5 N4 W5$ E18 N30$.

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	0810	CONCRETE A	0	100	8	10	80.00	SF	6.50	6.50	100	1994	1994	3	68	354	
2	0810	CONCRETE A	0	100	8	8	64.00	SF	6.50	6.50	100	1996	1996	3	72	300	
3	0855	CONC PAVER	0	100	0	0	220.00	SF	10.00	10.00	100	2016	2016	3	96	2,112	
4	0351	CARPORT MT	0	100	35	30	1,050.00	SF	6.00	6.00	100	2016	2016	3	74	4,662	

LAND DESCRIPTION

TOTAL OB/XF 7,428

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	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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS