PT OF SEC 31-2N-28E
IN OR 2786/77

MINARD SHANNON-MIRANDA DAY & ZACHARY ROSS
95198 JEANA LN
FERNANDINA BEACH, FL 32034

2025

31-2N-28-0000-0003-0020

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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 04

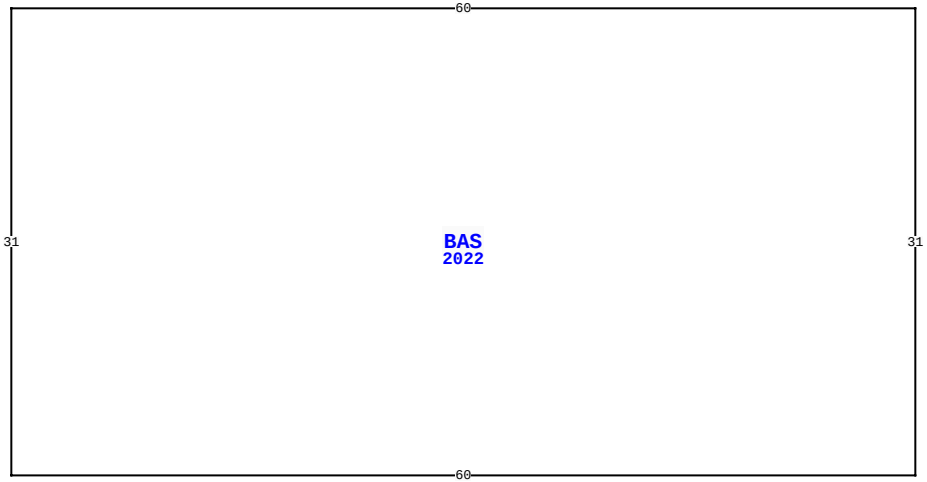
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	2022	1,860	194,331
TOTALS	1,860			1,860	194,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,860	126.7200	107.71	200,341	2021	2021	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 2023 Heated Area: 1860 HX Base Yr 2023



95198 JEANA LN, FERNANDINA BEACH

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE 05/09/2025 MLU

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	0811	CONCRETE B	0	100	50	20	1,000.00	SF	5.20	5.20	100	2021	2021	3	99	5,148	
2	0940	SHEDS/PORT	0	100	24	12	288.00	SF	18.00	18.00	100	2021	2021	3	90	4,666	
3	0940	SHEDS/PORT	0	100	24	12	288.00	SF	18.00	18.00	100	2021	2021	3	90	4,666	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		194,331
TOTAL MARKET OB/XF VALUE		14,480
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		408,811
SOH/AGL Deduction		95,559
ASSESSED VALUE		313,252
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		262,530
TOTAL JUST VALUE		408,811
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002431	MH MOVE-ON	0	02/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2786/77	5/06/2025	WD	Q	I	01	339,000
GRANTOR: BROWN JEREMY R & STAC						
GRANTEE: MINARD SHANNON-MIRA						
2372/1659	7/01/2020	AD	U	V	21	100,000
GRANTOR: DOUGLAS ARTHUR B & BA						
GRANTEE: BROWN JEREMY R & ST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W60 S31 E60 N31$.

LAND DESCRIPTION

TOTAL OB/XF 14,480

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	RES	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	200,000							

REVIEW DATE 09/07/2022 BY DJ Total Acres: 2.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS