PT OF S1/2
IN OR 2438/390
ESMT OR 1384/456

MORALES KENYETTA F
95139 JEANA LN
FERNANDINA BEACH, FL 32034

2025

31-2N-28-0000-0003-0290

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

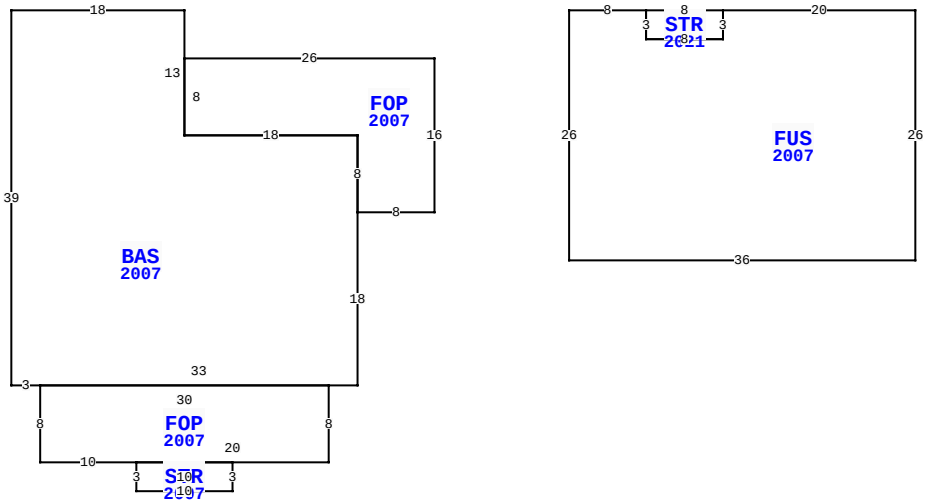
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	1,170	100	2007	1,170	171,917
FOP	240	30	2007	72	10,579
FOP	272	30	2007	82	12,049
FUS	912	100	2007	912	134,008
STR	30	10	2007	3	440
STR	24	10	2021	2	294
TOTALS	2,648			2,241	329,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,241	117.7960	155.49	348,453	2007	2012	0	0	0	5.50	94.50

1 SNGL FAM – 100% - 2023 Heated Area: 2082 HX Base Yr 2023



95139 JEANA LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		329,288
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		429,288
SOH/AGL Deduction		32,510
ASSESSED VALUE		396,778
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		346,056
TOTAL JUST VALUE		429,288
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		388,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2112567	SOLAR PANELS	49,000	09/20/2021
B20451	OTHER	2,000	08/01/2007
E18386	ELEC OTHER	3,500	11/01/2006
M12255	MECH OTHER	0	11/01/2006
P11746	OTHER	0	11/01/2006
C18499	CO ISSUED	171,666	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2438/0390	3/01/2021	WD	Q	I	01	273,000
GRANTOR: MCINTYRE DANIELLE						
GRANTEE: MORALES KENYETTA F						
2333/0666	1/17/2020	QC	U	I	11	100
GRANTOR: MCINTYRE CHARLES J						
GRANTEE: MCINTYRE DANIELLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W18 S39 E3 FOP=[YR=2007] S8 E10STR=[YR=2007] S3 E10 N3 W10$ E20 N8 W30$ E33 N18 FOP=[YR=2007] E8 N16 W26 S8 E18 S8$ N8 W18 N13$ PTR= E40 FUS=[YR=2007] E8 STR=[YR=2021] E8 S3 W8 N3$ S3 E8 N3 E20 S26 W36 N26$ W40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 02/20/2019 BY KWA Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS