PT OF S1/2
IN OR 2483/1340
ESMT OR 1384/1452

SANFORD RICHARD L
95097 JEANA LN
FERNANDINA BEACH, FL 32034

2025

31-2N-28-0000-0003-0300

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	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
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	03	Quality Level 03

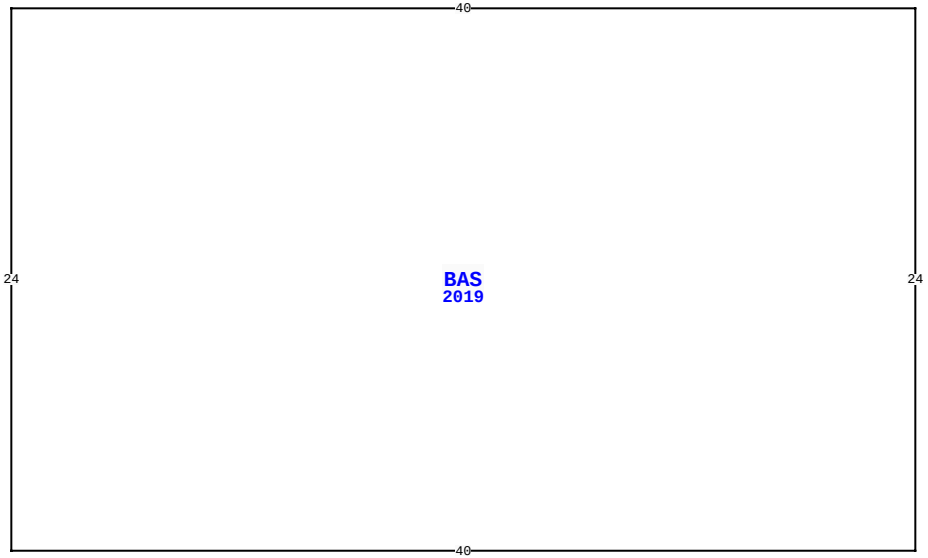
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2019	960	89,245
TOTALS	960			960	89,245

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	117.6000	99.96	95,962	2019	2019	0	0	0	7.00	93.00

1 M/H 94+ – 100% - 2020 Heated Area: 960 HX Base Yr 2020



95097 JEANA LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		89,245
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		239,245
SOH/AGL Deduction		130,595
ASSESSED VALUE		108,650
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		57,928
TOTAL JUST VALUE		239,245
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,938

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH192145	CO ISSUED	0	05/02/2019
MH192145	MH MOVE-ON	0	04/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2483/1340	5/21/2021	QC	U	I	11	100
GRANTOR: SANFORD RICHARD L & B						
GRANTEE: SANFORD RICHARD L						
2260/1449	3/08/2019	WD	U	V	37	38,000
GRANTOR: DOUGLAS ARTHUR B & BA						
GRANTEE: SANFORD RICHARD L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W40 S24 E40 N24$.

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	1.50	AC		1.00	1.00	1.00	100,000.00	100,000.00	150,000							

REVIEW DATE 01/03/2020 BY KW Total Acres: 1.50 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS