IN OR 2102/1004
ESMT IN OR 830/1267
R788150 & R788151

GMELIN ANDREW STEPHEN
95434 SANTA JUANA RD
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0000-0026-0070

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	08	SHT VINYL 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	04	Quality Level 04

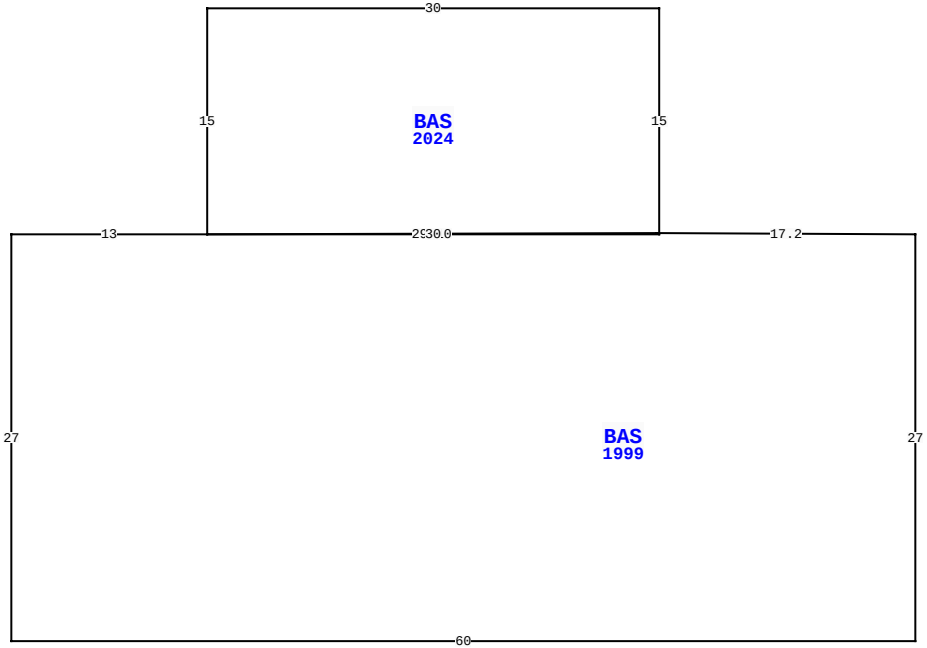
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,622	100	1999	1,622	71,096
BAS	450	100	2024	450	19,724
TOTALS	2,072			2,072	90,820

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,072	128.9200	109.58	227,050	1998	1998	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 2018 Heated Area: 2072 HX Base Yr 2018



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

95434 SANTA JUANA RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		109,860
TOTAL MARKET OB/XF VALUE		21,361
TOTAL LAND VALUE - MARKET		129,000
TOTAL MARKET VALUE		260,221
SOH/AGL Deduction		110,191
ASSESSED VALUE		150,030
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		99,308
TOTAL JUST VALUE		260,221
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,004

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230014703	20X25 CPT	16,050	11/15/2023
B230014704	25X35 STG	53,919	11/15/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2102/1004	2/16/2017	WD	Q	I	01	100,000
GRANTOR: POCKET RESERVES LLC						
GRANTEE: GMELIN ANDREW STEPH						
1960/1968	2/03/2015	QC	U	I	11	100
GRANTOR: EARTHSCAPE LLC						
GRANTEE: POCKET RESERVES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999;ORIG=0,0] U0.1L17.2 D0.1L29.10 W13 S27 E60 N27 $
BAS=[YR=2024;ORIG=-47,-15] E30 S15 W30 N15 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
2	1242	WD DECK A	0	100	0	0	438.00	SF	10.00	10.00	100	2015	2015	3	65	2,847	
3	0940	SHEDS/PORT	0	100	30	18	540.00	SF	30.00	30.00	100	2024	2023		97	15,714	

LAND DESCRIPTION

TOTAL OB/XF 21,361

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	1.29	AC		1.00	1.00	1.00	100,000.00	100,000.00	129,000							

REVIEW DATE 01/17/2024 BY DJ Total Acres: 1.29 Total Land Value: 129,000 Market: 0 Agricultural: 0 Common: 129,000 PRINTED 07/30/2025 BY SYS

IN OR 2102/1004
ESMT IN OR 830/1267
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2025

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BUILDING CHARACTERISTICS

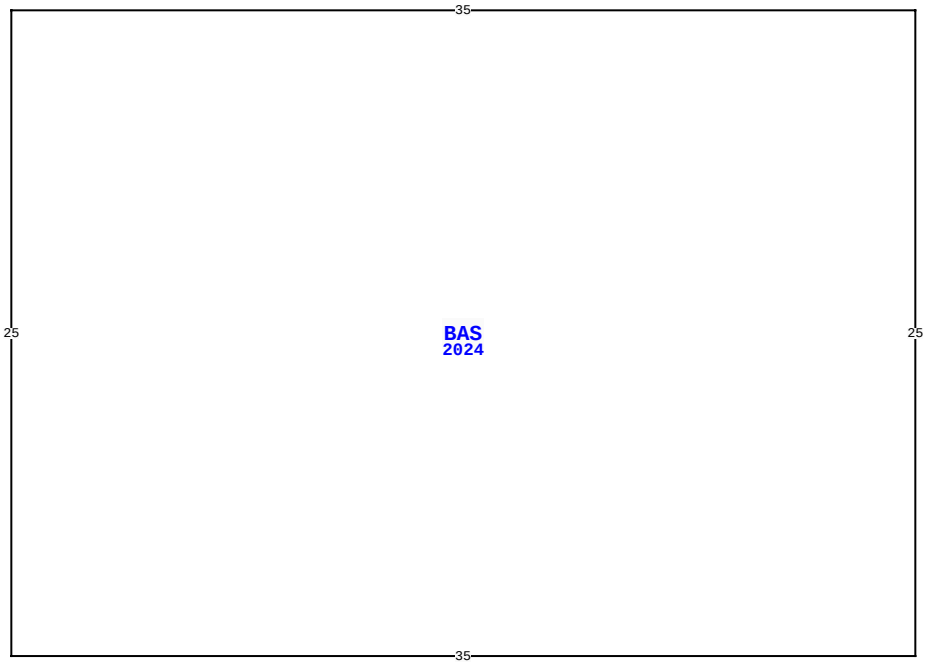
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	05	Quality Level 05
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	875	100	2024	875	19,041
TOTALS	875			875	19,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	875	59.4000	21.98	19,232	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 875 HX Base Yr 2018



95434 SANTA JUANA RD, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTEE: GMELIN ANDREW STEPH						
1960/1968	2/03/2015	QC	U	I	11	100
GRANTOR: EARTHSCAPE LLC						
GRANTEE: POCKET RESERVES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=45,10] E35 S25 W35 N25 $
.

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

REVIEW DATE 01/17/2024 BY DJ Total Acres: 1.29 Total Land Value: 129,000 Market: 0 Agricultural: 0 Common: 129,000 PRINTED 07/30/2025 BY SYS