PT GOVT LOT 5 OF SEC 32-2N-28E
IN OR 1508/748 & ESMT IN
OR 830/1263

CHMIEL ANDRZEJ & RACHEL
95461 SANTA JUANA ROAD
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0000-0026-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	08	SHT VINYL 10
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	05	Quality Level 05

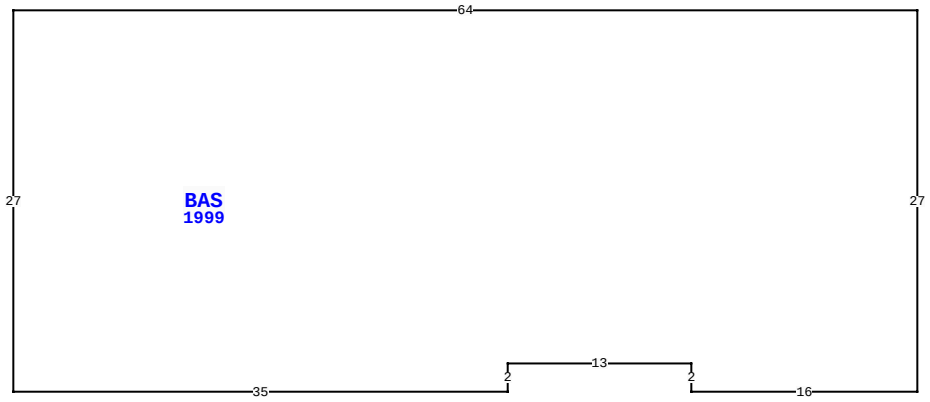
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,702	100	1999	1,702	84,582
TOTALS	1,702			1,702	84,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,702	146.1600	124.24	211,456	1998	1998	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 2008 Heated Area: 1702 HX Base Yr 2008



95461 SANTA JUANA RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		84,582
TOTAL MARKET OB/XF VALUE		3,766
TOTAL LAND VALUE - MARKET		123,000
TOTAL MARKET VALUE		211,348
SOH/AGL Deduction		133,357
ASSESSED VALUE		77,991
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		27,269
TOTAL JUST VALUE		211,348
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,512

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/0748	6/26/2007	WD	Q	I		138,000
GRANTOR: JOHNS DELANEY						
GRANTEE: CHMIEL ANDRZEJ & RA						
1503/1351	6/05/2007	QC	Q	I	01	100
GRANTOR: JOHNS THOMAS DWAYNE						
GRANTEE: JOHNS DELANEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W64 S27 E35 N2 E13 S2 E16 N27 $.

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	1242	WD DECK A	0	100	0	0	136.00	SF	10.00	10.00	100	1999	1999	3	20	272	
2	0510	GARAGE WD-	0	100	24	16	384.00	SF	35.00	35.00	100	1999	1999	3	26	3,494	

LAND DESCRIPTION

TOTAL OB/XF 3,766

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	1.23	AC		1.00	1.00	1.00	100,000.00	100,000.00	123,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.23 Total Land Value: 123,000 Market: 0 Agricultural: 0 Common: 123,000 PRINTED 07/30/2025 BY SYS