

BLOCK 1 LOT 1
SPRING HILL SUB PB 5/32

DOUBERLY BRITTANY ANN/EDWARDS WILLIAM AUSTIN
95285 SANTA JUANA RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-550A-0001-0010



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	30	VINYL 100	0800	02	1,296	128.9200	109.58	142,016	2014	2014	0	0	0	28.00	72.00	STANDARD																				
Roof Structur	03	GABLE/HIP 100	2 M/H 94+ - 100% - 2025														Heated Area: 1296										HX Base Yr 2025									
Roof Cover	03	COMP SHNGL 100	48 27 BAS 2014 48 27																																	
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	0	0 100																																		
Units		0 100																																		
Quality			04	Quality Level 04																																
DOR CODE			0200 MOBILE HOME																																	
MAP NUM															MKT AREA			04																		
NEIGHBORHOOD/LOC			4004.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,296	100	2014	1,296	102,252																															
TOTALS			1,296			1,296	102,252																													
EXTRA FEATURES						95285 SANTA JUANA RD, FERNANDINA BEACH										BLD DATE 02/26/2015 KK LGL DATE 05/09/2025 MLU																				
L N	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	16	10	160.00	SF	10.00	10.00	100	2015	2015	3	65	1,040																					
LAND DESCRIPTION																	TOTAL OB/XF 1,040																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000																			
REVIEW DATE 04/05/2019 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS																																				