BLOCK 1 LOT 2
SPRING HILL SUB PB 5/32

TALBERT SUSAN C LAND TRUST
63 HALSEMA ROAD
JACKSONVILLE, FL 32220

2025

45-2N-28-550A-0001-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01

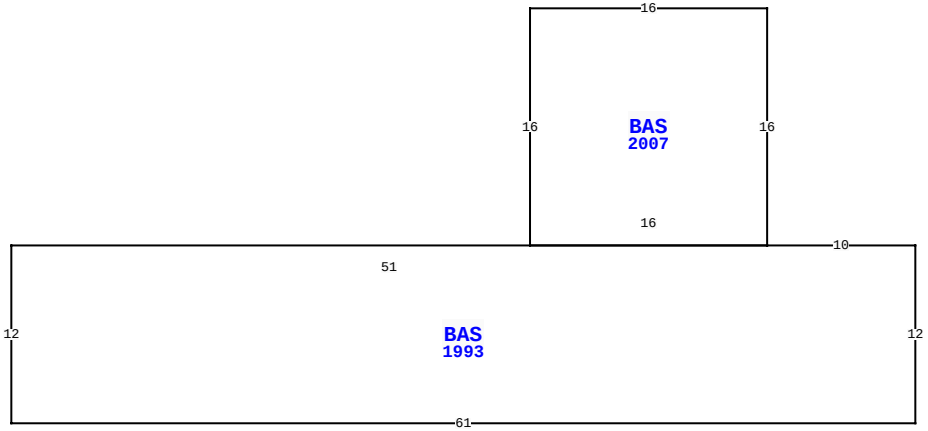
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	732	100	1993	732	6,286
BAS	256	100	2007	256	2,199
TOTALS	988			988	8,485

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	988	53.6800	42.94	42,425	1970	1970	0	0	20	70.00	20.00

1 M/H 93- – 0% - 2023 Heated Area: 988 HX Base Yr



95297 SANTA JUANA RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	8,485
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	108,485
SOH/AGL Deduction	6,816
ASSESSED VALUE	101,669
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	101,669
TOTAL JUST VALUE	108,485
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7351	MH MOVE-ON	1,500	06/27/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2571/1564	6/20/2022	SW	U	I	11	100
GRANTOR: HOUSTON MICHAEL RAY L						
GRANTEE: TALBERT SUSANN C LA						
2319/0290	11/06/2019	WD	Q	I	02	30,000
GRANTOR: BAKER SHANNON L						
GRANTEE: HOUSTON MICHAEL RAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 BAS=[YR=2007] N16 W16 S16 E16$ W51 S12 E61 N12$.

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	0	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 04/15/2019 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS