BLOCK 1 LOT 5
IN OR 2214/1200
SPRING HILL SUB PB 5/32

MORGAN MIKIE R
95363 SANTA JUANA RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-550A-0001-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

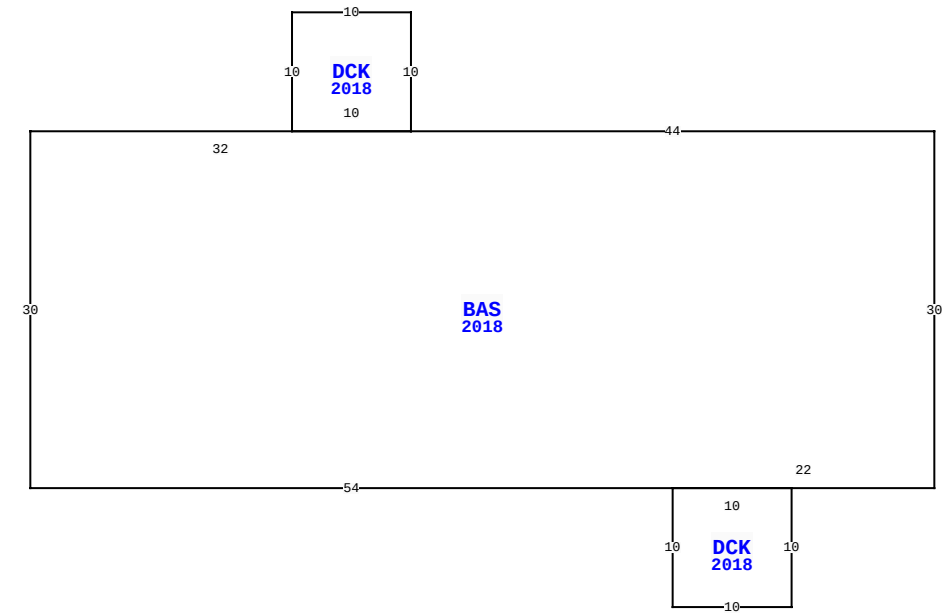
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2018	2,280	224,301
DCK	100	10	2018	10	984
DCK	100	10	2018	10	984
TOTALS	2,480			2,300	226,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,300	112.1120	100.90	232,070	2018	2018	0	0	0	2.50	97.50

1 SFR MODULR – 100% - 2019 Heated Area: 2280 HX Base Yr 2019



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

95363 SANTA JUANA RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		226,268
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		326,268
SOH/AGL Deduction		143,565
ASSESSED VALUE		182,703
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		131,981
TOTAL JUST VALUE		326,268
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,161

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1807195	CO ISSUED	0	10/31/2018
B1807195	MODULAR	0	09/01/2018
992839	MH MOVE-ON	0	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2214/1200	7/25/2018	WD	Q	I	01	47,500
GRANTOR: BLACK CREEK CUSTOM HO						
GRANTEE: MORGAN MIKIE R						
2141/0170	8/04/2017	SW	U	I	12	47,500
GRANTOR: BAYVIEW LOAN SERVICIN						
GRANTEE: BLACK CREEK CUSTOM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W44 DCK=[YR=2018] N10 W10 S10 E10$ W32 S30 E54 DCK=[YR=2018] S10 E10 N10 W10$ E22 N30$.

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	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 02/12/2019 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS