LOT 10
SPRING HILL #3 PB 5/52

TUCKER ROBERTA & MILTON
85329 RADIO AVE
YULEE, FL 32097

2025

45-2N-28-550C-0010-0000

BUILDING CHARACTERISTICS

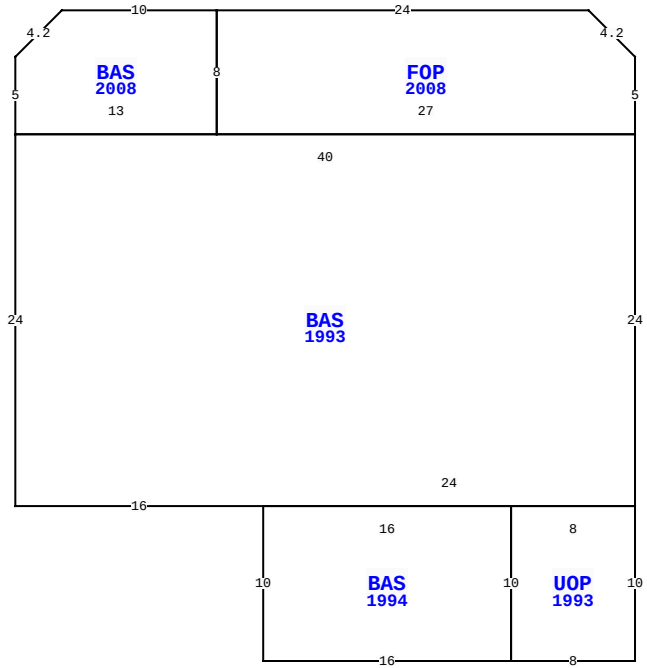
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	960	100	1993	960	45,349
BAS	160	100	1994	160	7,558
BAS	100	100	2008	100	4,724
FOP	212	30	2008	64	3,023
UOP	80	25	1993	20	945
TOTALS	1,512			1,304	61,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,304	134.2000	107.36	139,997	1985	2000	0	0	0	56.00	44.00

1 M/H 93- – 0% - 2025 Heated Area: 1220 HX Base Yr



95182 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	61,599
TOTAL MARKET OB/XF VALUE	7,187
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	168,786
SOH/AGL Deduction	0
ASSESSED VALUE	168,786
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	168,786
TOTAL JUST VALUE	168,786
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	148,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3695	N/A	0	11/06/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2717/579	6/06/2024	TD	Q	I	01	200,000
GRANTOR: 95182 SANTA JUANA TRU						
GRANTEE: TUCKER ROBERTA & MI						
2609/1259	7/01/2022	WD	U	I	11	100
GRANTOR: MOHLER JEFFREY L & CA						
GRANTEE: 95182 SANTA JUANA T						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2008] W24 BAS=[YR=2008] W10 D3 L3 S5 BAS=[YR=1993] S24 E16 BAS=[YR=1994] S10 E16 UOP=[YR=1993] E8 N10 W8 S10$ N10 W16$ E24 N24 W40$ E13 N8$ S8 E27 N5 L3 U3 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
2	0810	CONCRETE A	0	0	0	0	366.00	SF	6.50	6.50	100	1990	1990	3	57	1,356	
3	0510	GARAGE WD-	0	0	16	24	384.00	SF	35.00	35.00	100	1986	1986	3	20	2,688	
4	0940	SHEDS/PORT	0	0	8	8	64.00	SF	24.00	24.00	100	2003	2003	3	20	307	
5	0940	SHEDS/PORT	0	0	7	24	168.00	SF	24.00	24.00	100	2003	2003	3	20	806	

LAND DESCRIPTION

TOTAL OB/XF 7,187

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS