

LOT 13
IN OR 788/1642
R621899 & R621900

DOWNEY BRIAN KEITH
95104 SANTA JUANA RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-550C-0013-0000



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	PAGE 1 of 1 4																
Exterior Wall	05	AVERAGE 100	0800	02	2,033	128.9200	109.58	222,776	1997	1997	0	0	0	65.00	35.00	VALUATION SUMMARY																
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 1998														Heated Area: 2033															
Roof Cover	03	COMP SHNGL 100															HX Base Yr 1998															
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		4 100																														
Bathrooms		2 100																														
Frame	02	WOOD FRAME 100																														
Stories	1.	1. 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	2,033	100	1997	2,033	77,972																											
TOTALS			2,033		2,033	77,972																										
EXTRA FEATURES							95104 SANTA JUANA RD, FERNANDINA BEACH																									
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765																
2	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	2012	2012	3	50	480																
3	0752	USP	0	100	10	26	260.00	SF	15.00	15.00	100	2012	2012	3	64	2,496																
LAND DESCRIPTION																																
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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000															
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS																																