BLOCK 1 LOT 3
IN OR 1960/945
SPRING HILL SUB PB 5/32

ROSS TIMOTHY P
95317 SANTA JUANA RD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-550A-0001-0030

BUILDING CHARACTERISTICS

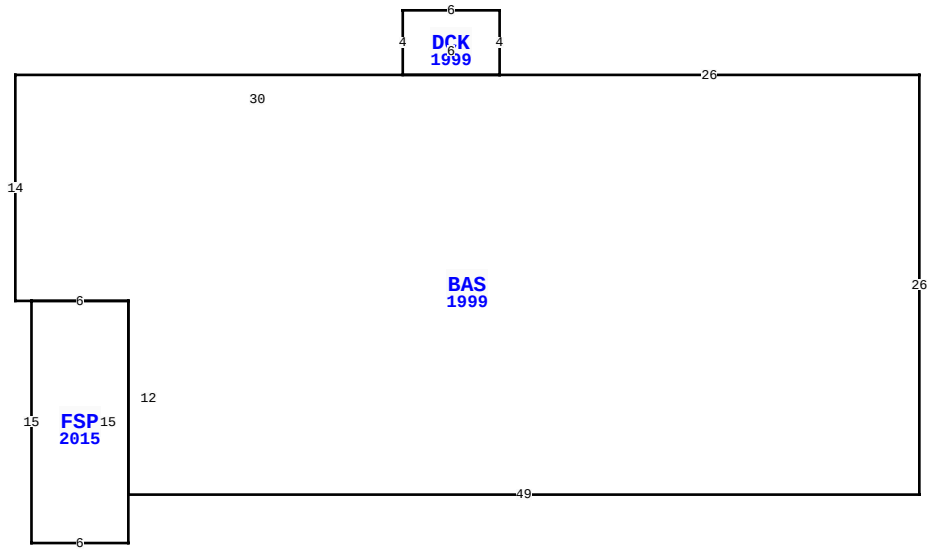
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LVT/LAMNT 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,372	100	1999	1,372	162,778
DCK	24	10	1999	2	237
FSP	90	40	2015	36	4,271
TOTALS	1,486			1,410	167,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,410	129.5008	135.98	191,732	1999	1999	0	0	0	12.75	87.25

1 SINGLE FAM 100% - 2017 Heated Area: 1372 HX Base Yr 2017



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

95317 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		167,286
TOTAL MARKET OB/XF VALUE		3,440
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		270,726
SOH/AGL Deduction		144,941
ASSESSED VALUE		125,785
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		74,374
TOTAL JUST VALUE		270,726
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20925	CO ISSUED	0	12/09/2011
B20925	NEW CONSTR	59,680	01/01/2008
015207	H/AC	0	07/01/2001
9805585	NEW CONSTR	59,680	12/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2007/1523	10/02/2015	QC	U	I	11	100
GRANTOR: ROSS GRACE						
GRANTEE: ROSS TIMOTHY P						
1960/0945	1/30/2015	WD	Q	I	01	97,500
GRANTOR: BROWN ANTOINETTE						
GRANTEE: ROSS TIMOTHY P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W26 DCK=[YR=1999] N4 W6 S4 E6 $ W30 S14 E1
FSP=[YR=2015] S15 E6 N15 W6 $ E6 S12 E49 N26 $.

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	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2021	2021	3	86	3,440	

LAND DESCRIPTION

TOTAL OB/XF 3,440

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	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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS