

WHYTE JEFFREY C
95230 SANTA JUANA RD
FERNANDINA BEACH, FL 32034

45-2N-28-550C-0008-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

30 VINYL 100
03 GABLE/HIP 100
03 COMP SHNGL 100
05 DRYWALL 100
08 SHT VINYL 50
14 CARPET 50
03 CENTRAL 100
04 AIR DUCTED 100

2 100
2 100
02 WOOD FRAME 100

1. 1. 100
0 100
04 DIST 01 100

TOTALS

1,296

1,296

165,658

EXTRA FEATURES

95230 SANTA JUANA RD, FERNANDINA BEACH

BLD DATE

XF DATE

INC DATE

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 0940

SHEDS/PORT

0 100

20

10

200.00

SF

30.00

30.00

100

1993

1993

3

20

1,200

2 0940

SHEDS/PORT

0 100

20

12

240.00

SF

30.00

30.00

100

2021

2021

3

86

6,192

LAND DESCRIPTION

TOTAL OB/XF

7,392

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPH 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

01/01/2023

BY

CD

Total Acres:

0.00

Total Land Value:

100,000

Market:

0

Agricultural:

0

Common:

100,000

PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0800

02

1,296

149.5000

134.55

174,377

2021

2021

0

0

5.00

95.00

Heated Area:

1296

HX Base Yr

2023

BAS

2021

VALUATION BY

STANDARD

Tax Group:

4

Tax Dist:

BUILDING MARKET VALUE

165,658

TOTAL MARKET OB/XF VALUE

7,392

TOTAL LAND VALUE - MARKET

100,000

TOTAL MARKET VALUE

273,050

SOH/AGL Deduction

177,239

ASSESSED VALUE

95,811

TOTAL EXEMPTION VALUE

HX HB

51,411

BASE TAXABLE VALUE

44,400

TOTAL JUST VALUE

273,050

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

264,843

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1886/1426

10/28/2013

WD Q

I

02

34,000

GRANTOR: MONROE VERLEAN

GRANTEE: WHYTE JEFFREY C

1118/0841

3/04/2003

WD U

I

07

100

GRANTOR: SIMMONS CLARENCE & VE

GRANTEE: MONROE VERLEAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021]

W48 S27 E48 N27\$.