



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
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NEIGHBORHOOD/LOC	4004.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	45,993
BAS	160	100	1994	160	7,665
BAS	100	100	2008	100	4,791
FOP	212	30	2008	64	3,066
UOP	80	25	1993	20	958

TOTALS	1,512			1,304	62,474
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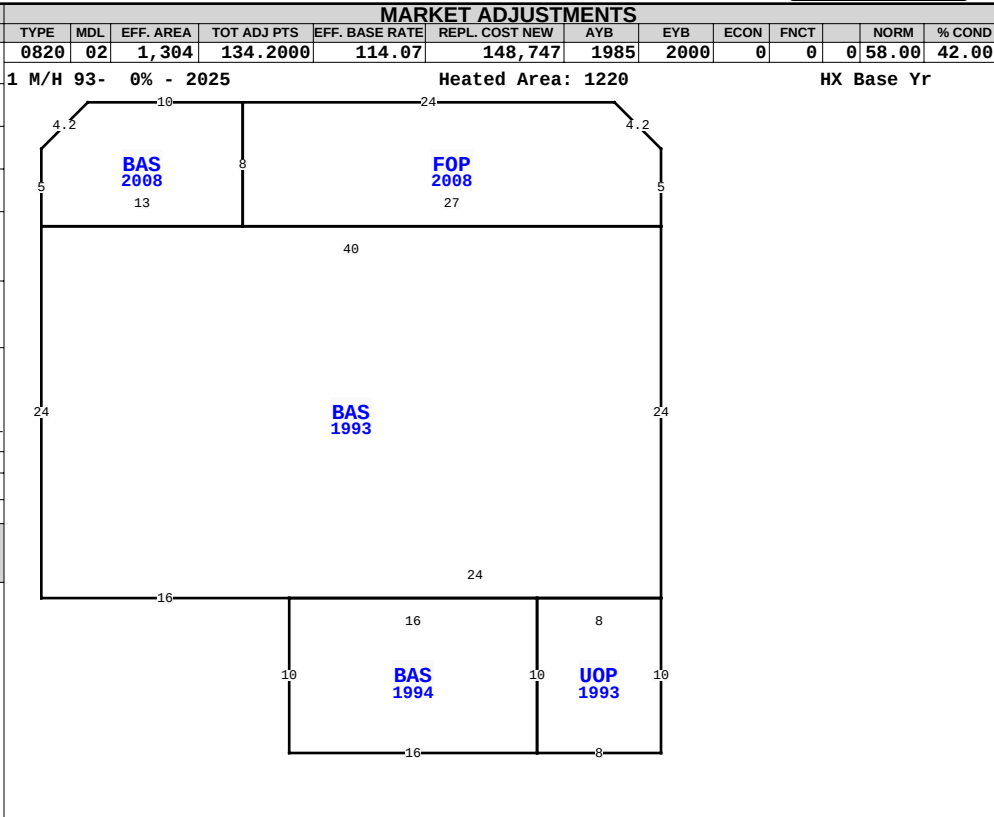
EXTRA FEATURES

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	56	1,960	
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	30.00	30.00	100	2003	2003	3	20	384	
5	0940	SHEDS/PORT	0	0	7	24	168.00	SF	30.00	30.00	100	2003	2003	3	20	1,008	

LAND DESCRIPTION

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	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
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95182 SANTA JUANA RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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TOTAL OB/XF 6,040

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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							

Total Acres: 0.00	Total Land Value: 100,000	Market: 0	Agricultural: 0	Common: 100,000
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	62,474		
TOTAL MARKET OB/XF VALUE	6,040		
TOTAL LAND VALUE - MARKET	100,000		
TOTAL MARKET VALUE	168,514		
SOH/AGL Deduction	0		
ASSESSED VALUE	168,514		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	168,514		
TOTAL JUST VALUE	168,514		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	168,786		

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

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3695	N/A	0	11/06/1987

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 \$.