LOT 13
IN OR 788/1642
R621899 & R621900

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

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
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

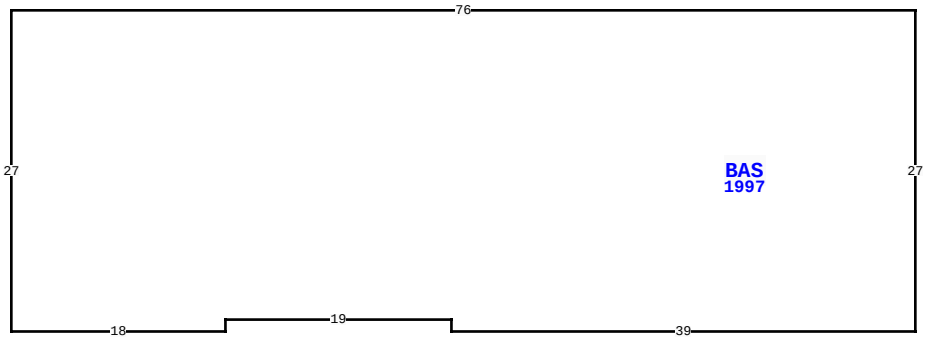
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,033	100	1997	2,033	70,767
TOTALS	2,033			2,033	70,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,033	128.9200	116.03	235,889	1997	1997	0	0	0	70.00	30.00

1 M/H 94+ 100% - 1998 Heated Area: 2033 HX Base Yr 1998



95104 SANTA JUANA RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		70,767
TOTAL MARKET OB/XF VALUE		5,467
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		176,234
SOH/AGL Deduction		97,743
ASSESSED VALUE		78,491
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		27,080
TOTAL JUST VALUE		176,234
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,713

PERMIT NUM	DESCRIPTION	AMT	ISSUED
961402	MH MOVE-ON	0	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0788/1642	4/01/1997	WD	Q	I		14,000
GRANTOR: BLACKWELDER JOHNNY &						
GRANTEE: DOWNEY BRIAN KEITH						
0543/0025	5/12/1988	QC	U	V		100
GRANTOR: POWELL PHILIP R						
GRANTEE: POWELL MELISSA H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W76 S27 E18 N1 E19 S1 E39 N27$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	77	2,695	
2	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	2012	2012	3	45	432	
3	0752	USP	0	100	10	26	260.00	SF	15.00	15.00	100	2012	2012	3	60	2,340	

LAND DESCRIPTION

TOTAL OB/XF 5,467

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		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