

LOT 16
IN OR 1273/325
R673632 & R673633

WHORTON FANNY G
95036 SANTA JUANA ROAD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-550C-0016-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4004.00
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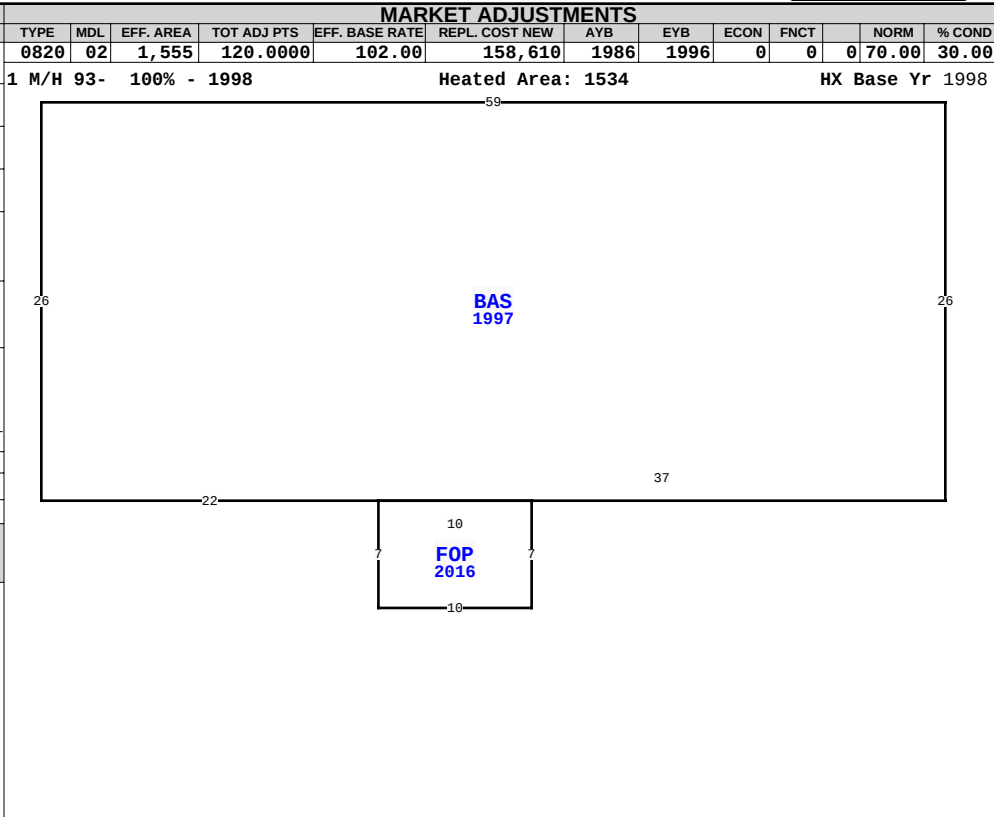
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,534	100	1997	1,534	46,940
FOP	70	30	2016	21	643

TOTALS	1,604			1,555	47,583
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	1242	WD DECK A	0 100	10	21	210.00	SF	10.00	
2	1242	WD DECK A	0 100	4	8	32.00	SF	10.00	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	1.00

REVIEW DATE 01/06/2023 BY NWA



95036 SANTA JUANA RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG 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	1242	WD DECK A	0 100	10	21	210.00	SF	10.00	10.00	100	1997	1997	3	20	420	
2	1242	WD DECK A	0 100	4	8	32.00	SF	10.00	10.00	100	1997	1997	3	20	64	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	56	1,960	

TOTAL OB/XF										2,444						
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
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

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		47,583	
TOTAL MARKET OB/XF VALUE		2,444	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		150,027	
SOH/AGL Deduction		105,553	
ASSESSED VALUE		44,474	
TOTAL EXEMPTION VALUE		HX HB	25,000
BASE TAXABLE VALUE		19,474	
TOTAL JUST VALUE		150,027	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		147,298	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971980	MH MOVE-ON	0	10/01/1997
7901	MH MOVE-ON	5,200	08/07/1989

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1273/0325	11/12/2004	QC	Q	I	01	100			
GRANTOR: WHORTON J EDWARD & FA									
GRANTEE: WHORTON FANNY G									
0811/0222	10/24/1997	WD	Q	I		23,500			
GRANTOR: SHEFFIELD WILLIAM ET									
GRANTEE: WHORTON J EDWARD &									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1997] W59 S26 E22 FOP=[YR=2016] S7 E10 N7 W10\$ E37 N26\$.									

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