

BLOCK 2 LOT 30
IN OR 627 PG 805
SPRING HILL SUB #2 PB 5/35

FREEMAN LEON T JR
95173 SPRINGHILL ROAD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550B-0002-0300



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 80
Interior Wall	06	CUST PANEL 20
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

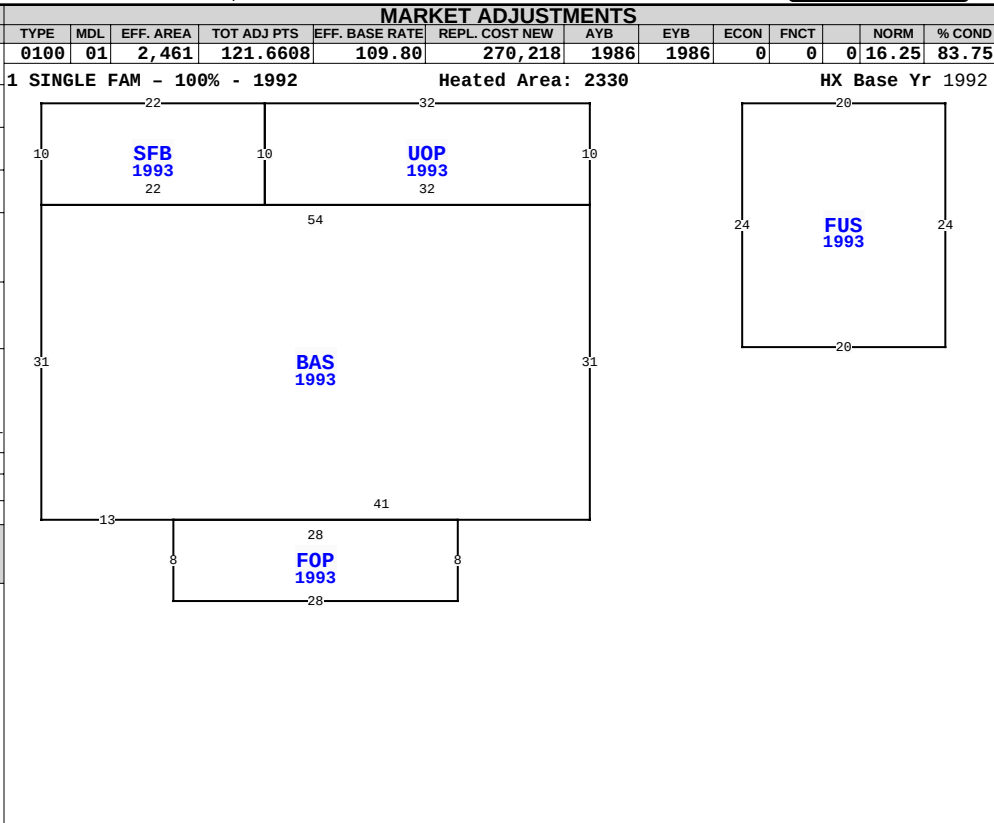
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004	00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100	1,674	153,937
FOP	224	30	67	6,161
FUS	480	100	480	44,140
SFB	220	80	176	16,185
UOP	320	20	64	5,885

TOTALS	2,918		2,461	226,308
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0510	GARAGE WD-	0	100	28	30	840.00	SF	23.45	23.45	
3	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	

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



95173 SPRINGHILL RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/26/2023	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170	
2	0510	GARAGE WD-	0	100	28	30	840.00	SF	23.45	23.45	100	1988	1988	3	20	3,940	
3	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1988	1988	3	20	1,000	

TOTAL OB/XF												7,110					
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
1	000100	C	SFR	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000

NASSAU COUNTY PROPERTY												PAGE 1 of 1				4
VALUATION SUMMARY												STANDARD				
VALUATION BY												Tax Group: 4				
BUILDING MARKET VALUE												Tax Dist:				226,308
TOTAL MARKET OB/XF VALUE																7,110
TOTAL LAND VALUE - MARKET																85,000
TOTAL MARKET VALUE																318,418
SOH/AGL Deduction																188,426
ASSESSED VALUE																129,992
TOTAL EXEMPTION VALUE												HX HB WR				55,000
BASE TAXABLE VALUE																74,992
TOTAL JUST VALUE																318,418
NCON VALUE																0
INCOME VALUE																
PREVIOUS YEAR MKT VALUE																241,282

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0627/0805	5/31/1991	WD	U	I	05	61,500	
GRANTOR: NATIONWIDE INSURANCE							
GRANTEE: FREEMAN LEON JR & S							
0602/0336	7/17/1990	WD	U	I	06	48,000	
GRANTOR: PIKE ROBERT & DARLEN							
GRANTEE: NATIONWIDE INSURANC							

BUILDING NOTES											

BUILDING DIMENSIONS											
UOP=[YR=1993] W32 SFB=[YR=1993] W22 S10 BAS=[YR=1993] S31 E13 FOP=[YR=1993] S8 E28 N8 W28 \$ E41 N31 W54 \$ E22 N10 \$ S10 E32 N10 \$ PTR= E15 FUS=[YR=1993] E20 S24 W20 N24 \$ W15 \$.											