



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	14	CARPET 30
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
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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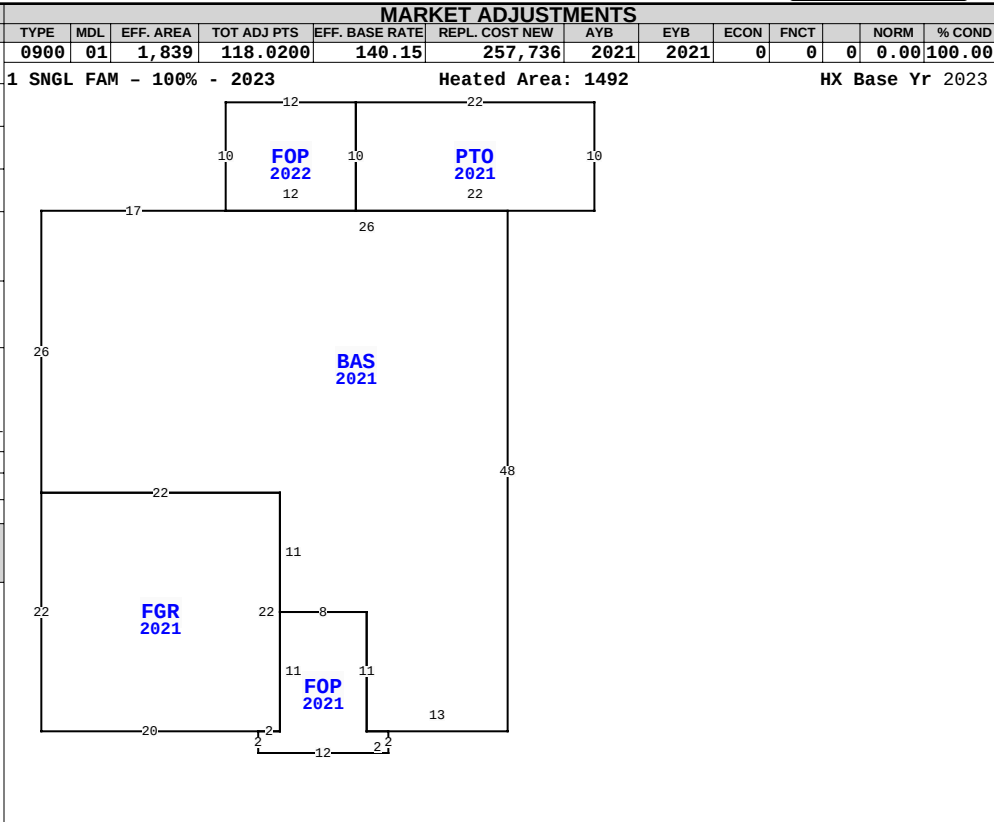
NEIGHBORHOOD/LOC	4004.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,492	100	1,492	209,104
FGR	484	55	266	37,280
FOP	112	30	34	4,765
FOP	120	30	36	5,045
PTO	220	5	11	1,542

TOTALS	2,428		1,839	257,736
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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	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	195
2	0810	CONCRETE A	0	100	22	20	440.00	SF	6.50	6.50	2,860
3	0476	VF 6 SBPL	0	100	0	0	585.00	LF	32.00	32.00	18,533
4	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	891

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	



95259 SPRINGHILL RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/26/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
22,479											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		257,736	
TOTAL MARKET OB/XF VALUE		22,479	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		365,215	
SOH/AGL Deduction		0	
ASSESSED VALUE		365,215	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		315,215	
TOTAL JUST VALUE		365,215	
NCON VALUE		6,823	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		251,888	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007501	ADDITION	8,880	08/01/2022
22010945	SWIM POOL	68,362	07/19/2022
C2103949	CO ISSUED	0	12/01/2021
B2103949	NEW CONSTR	217,196	03/31/2021
R1413895	REMODEL	1,800	04/01/2014
7856	MH MOVE-ON	31,000	07/03/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2457/0295	4/19/2021	QC	U	I	11
GRANTOR: BECHAN JAMES T					
GRANTEE: BECHAN JAMES THOMAS					
1437/0562	8/15/2006	WD	U	I	07
GRANTOR: JOHNSON REBECCA M					
GRANTEE: BECHAN JAMES T					

BUILDING NOTES											

BUILDING DIMENSIONS											
PTO=[YR=2021] W22 FOP=[YR=2022] W12 S10 BAS=[YR=2021] W17 S26 FGR=[YR=2021] S22 E20 FOP=[YR=2021] S2 E12 N2 W2 N11 W8 S11 W2\$ E2 N22 W22\$ E22 S11 E8 S11 E13 N48 W26\$ E12 N10\$ S10 E22 N10\$.											