BLOCK 2 LOT 40
IN OR 2116/352
SPRING HILL SUB UNIT 2 PB 5/35

AIKEN MELVIN D & KIMBERLY N/AIKEN GRACIE J
95461 SPRINGHILL ROAD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550B-0002-0400

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

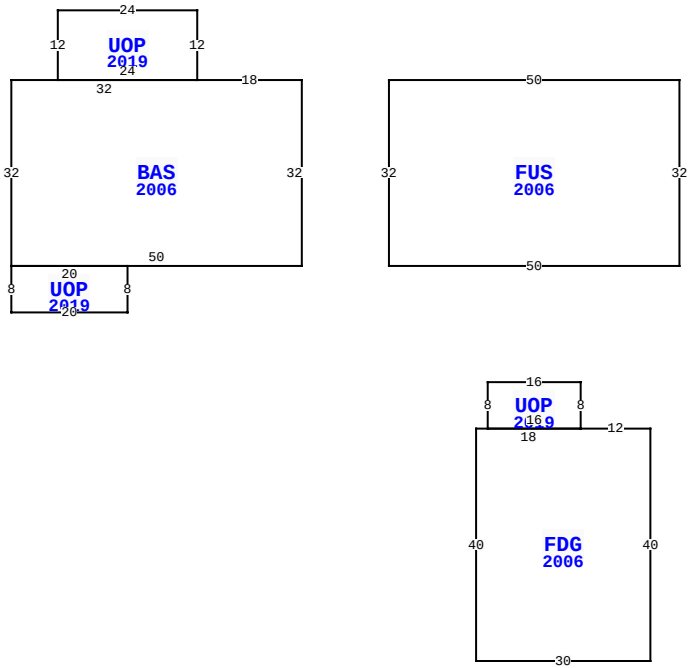
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,600	100	1,600	144,093
FDG	1,200	60	720	64,842
FUS	1,600	100	1,600	144,093
UOP	128	20	26	2,341
UOP	160	20	32	2,882
UOP	288	20	58	5,223
TOTALS	4,976		4,036	363,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,036	107.8792	97.36	392,945	2006	2006	0	0	0	7.50	92.50

2 SINGLE FAM – 100% - 2020 Heated Area: 3200 HX Base Yr 2020



95461 SPRINGHILL RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		363,474
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		448,474
SOH/AGL Deduction		161,477
ASSESSED VALUE		286,997
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		236,997
TOTAL JUST VALUE		448,474
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10372	MECH OTHER	0	09/01/2005
C0515365	CO ISSUED	211,200	06/01/2005
P0509585	OTHER	0	06/01/2005
R0507733	REPAIR/RRF	2,600	06/01/2005
R0507734	REPAIR/RRF	1,200	06/01/2005
E0515142	ELEC OTHER	7,000	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2116/0352	4/18/2017	WD	Q	I	01	225,000
GRANTOR: INGEBRIGTSEN CATHERIN						
GRANTEE: AIKEN MELVIN D & KI						
1903/1295	1/30/2014	SW	U	I	12	115,500
GRANTOR: THE BANK OF NEW YORK						
GRANTEE: INGEBRIGTSEN CATHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W18 UOP=[YR=2019] N12 W24 S12 E24$ W32 S32 UOP=[YR=2019] S8 E20 N8 W20$ E50 N32 $ PTR=E15 FUS=[YR=2006] E50 S32 W50 N32$W15$ PTR=S60 E30 FDG=[YR=2006] S40 E30 N40 W12 UOP=[YR=2019] N8 W16 S8 E16 $ W18$ W30 N60$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	SFR	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 09/26/2019 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS