

BLOCK 2 LOT 43
IN OR 1551/720
SPRING HILL SUB UNIT 2 PB 5/35

CARTER KIMBERLY A
95551 SPRINGHILL ROAD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550B-0002-0430



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 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
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04

NEIGHBORHOOD/LOC	4004.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,245	100	2,245	243,460
DCK	210	10	21	2,277
FGR	480	55	264	28,629
FOP	42	30	13	1,410
FOP	104	30	31	3,362
PTO	126	5	6	651

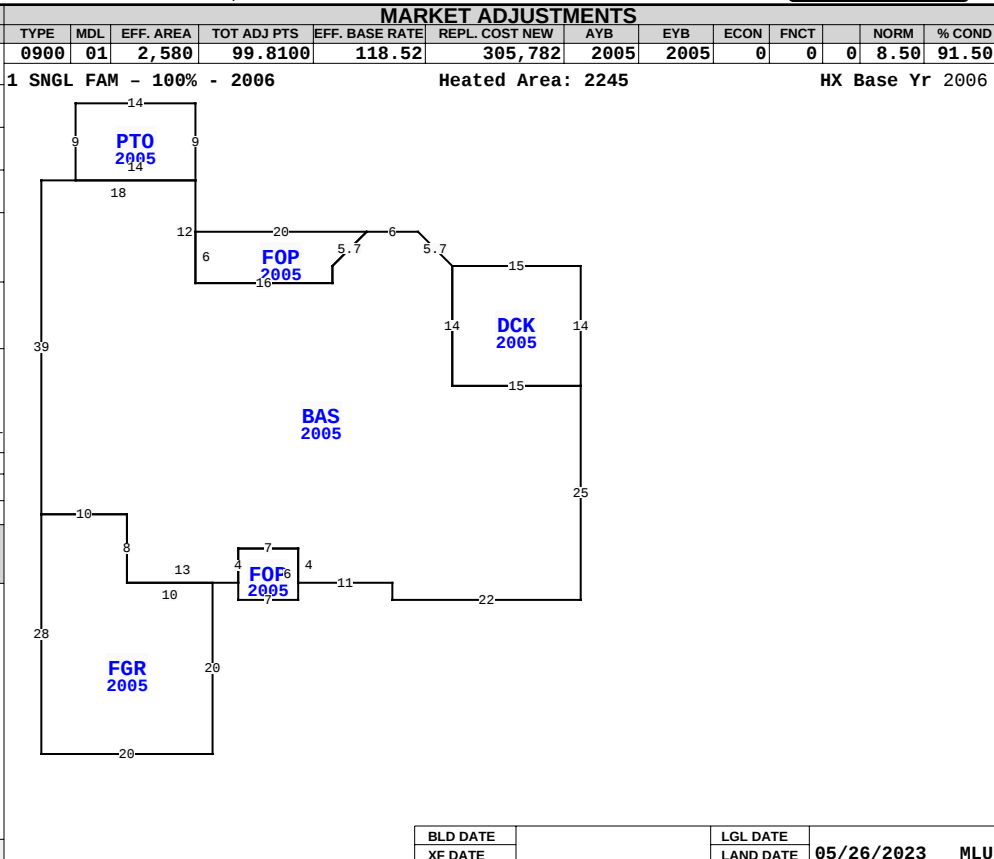
TOTALS	3,207		2,580	279,791
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EXTRA FEATURES

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	2005	2005	3	90	3,150	
2	0812	CONCRETE C	0	100	0	0	2,454.00	SF	4.00	4.00	100	2005	2005	3	87	8,540	
3	0861	POOL GUNIT	0	100	0	0	364.00	SF	85.00	85.00	100	2005	2005	3	44	13,614	
4	0855	CONC PAVER	0	100	0	0	524.00	SF	7.00	7.00	100	2005	2005	3	87	3,191	
5	1126	CB/STC 8"	0	100	0	0	36.00	SF	8.00	8.00	100	2005	2005	3	87	251	

LAND DESCRIPTION

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	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							



95551 SPRINGHILL RD, FERNANDINA BEACH

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

TOTAL OB/XF 28,746

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4	
VALUATION SUMMARY								
VALUATION BY					STANDARD			
Tax Group: 4					Tax Dist:			
BUILDING MARKET VALUE					279,791			
TOTAL MARKET OB/XF VALUE					28,746			
TOTAL LAND VALUE - MARKET					85,000			
TOTAL MARKET VALUE					393,537			
SOH/AGL Deduction					194,287			
ASSESSED VALUE					199,250			
TOTAL EXEMPTION VALUE					HX HB		50,000	
BASE TAXABLE VALUE					149,250			
TOTAL JUST VALUE					393,537			
NCON VALUE					0			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					283,174			