BLOCK 2 LOT 46
R498258 & R498259
SPRING HILL SUB UNIT 2 PB 5/35

SCHUCK PAMELA
95633 SPRINGHILL RD
FERNANDINA BEACH, FL 32034

**2023**

**45-2N-28-550B-0002-0460**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 13 | LVT/LAMNT 40 |
| Air Condition | 01 | NONE 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 |

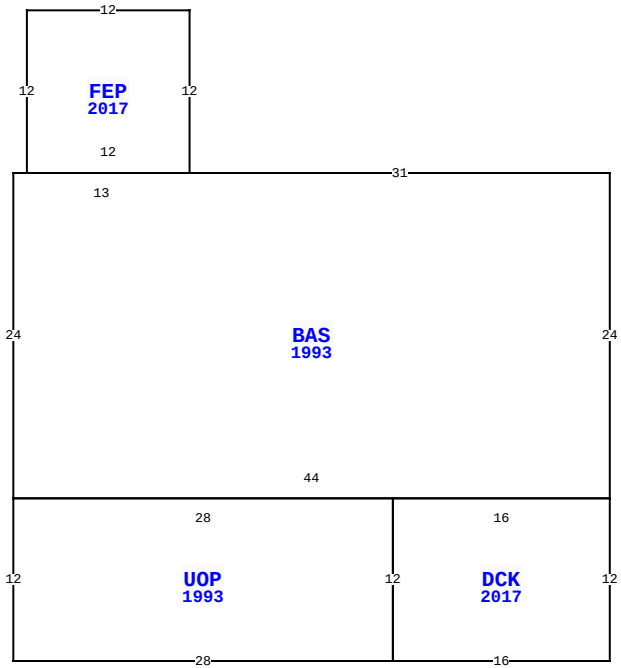
| | | | |
|---|---|---|---|
| Quality | 03 | Quality Level 03 | |
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4004.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,056 | 100 | 1,056 | 20,427 |
| DCK | 192 | 15 | 29 | 561 |
| FEP | 144 | 85 | 122 | 2,360 |
| UOP | 336 | 25 | 84 | 1,625 |
| TOTALS | 1,728 | | 1,291 | 24,973 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,291 | 99.2000 | 64.48 | 83,244 | 1985 | 1985 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 2023 Heated Area: 1178 HX Base Yr 2023




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

95633 SPRINGHILL RD, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 24,973 |
| TOTAL MARKET OB/XF VALUE | | 1,921 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 111,894 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 111,894 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 61,894 |
| TOTAL JUST VALUE | | 111,894 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 68,992 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2496/0308 | 9/10/2021 | WD | Q | I | 01 | 90,000 |
| GRANTOR: DEONAS NICK D & HELEN | | | | | | |
| GRANTEE: SCHUCK PAMELA | | | | | | |
| 0934/1105 | 6/01/2000 | WD | U | I | 05 | 32,000 |
| GRANTOR: SECRETARY OF VETERANS | | | | | | |
| GRANTEE: DEONAS NICK D & HEL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W31 FEP=[YR=2017] N12 W12 S12 E12$ W13 S24
UOP=[YR=1993] S12 E28 DCK=[YR=2017] E16 N12 W16 S12$ N12 W28$
E44 N24$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0940 | SHEDS/PORT | 0 | 100 | 16 | 30 | 480.00 | SF | 12.00 | 12.00 | 100 | 1987 | 1987 | 3 | 20 | 1,152 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 26 | 3 | 78.00 | SF | 6.50 | 6.50 | 100 | 1988 | 1988 | 3 | 57 | 289 | |
| 3 | 0681 | POLE SHED | 0 | 100 | 16 | 10 | 160.00 | SF | 15.00 | 15.00 | 100 | 1985 | 1985 | 3 | 20 | 480 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,921

| 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 | 000102 | C | SFR/MH | 100 | | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | |

REVIEW DATE 06/26/2017 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS