

BRATCHER JANICE G
95560 SPRINGHILL ROAD
FERNANDINA BEACH, FL 32034

45-2N-28-550B-0003-0070

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

03 VINYL 100
03 GABLE/HIP 100
03 COMP SHNGL 100
05 DRYWALL 100
14 CARPET 80
08 SHT VINYL 20
03 CENTRAL 100
04 AIR DUCTED 100

3 100
2 100
02 WOOD FRAME 100

1. 1. 100
0 100

Quality04 Quality Level 04
DOR CODE0200MOBILE HOME
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	68,222
DCK	100	15	15	677

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFCTNORM% COND

0800021,527128.920090.24137,796200120010050.0050.00

1 M/H 94+ - 100% - 1985Heated Area: 1512HX Base Yr 1985

-56-27-23-10-10-

BAS2007DCK2007

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE68,898

TOTAL MARKET OB/XF VALUE5,174

TOTAL LAND VALUE - MARKET85,000

TOTAL MARKET VALUE159,072

SOH/AGL Deduction99,643

ASSESSED VALUE59,429

TOTAL EXEMPTION VALUEHX HB WX39,429

BASE TAXABLE VALUE20,000

TOTAL JUST VALUE159,072

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE102,627

SALES DATA

OFF RECORD TYPE Q V RSN SALE
NumberDATEINSTU I CDPRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W56 S27 E33 DCK=[YR=2007] S10 E10 N10 W10 \$
E23 N27 \$.

EXTRA FEATURES

95560 SPRINGHILL RD, FERNANDINA BEACH

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
4	0810	CONCRETE A	0 100	0	0	406.00	SF	6.50	6.50	100	2001	2001	3	82	2,164	
5	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF5,174

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE09/25/2019BYKWA

Total Acres: 0.00Total Land Value: 85,000Market: 0Agricultural: 0Common: 85,000PRINTED 08/02/2023 BY SYS