BLOCK 3 LOT 11
SPRING HILL SUB UNIT 2 PB 5/35

LECLAIR TRAYCE
95436 SPRINGHILL ROAD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550B-0003-0110

BUILDING CHARACTERISTICS

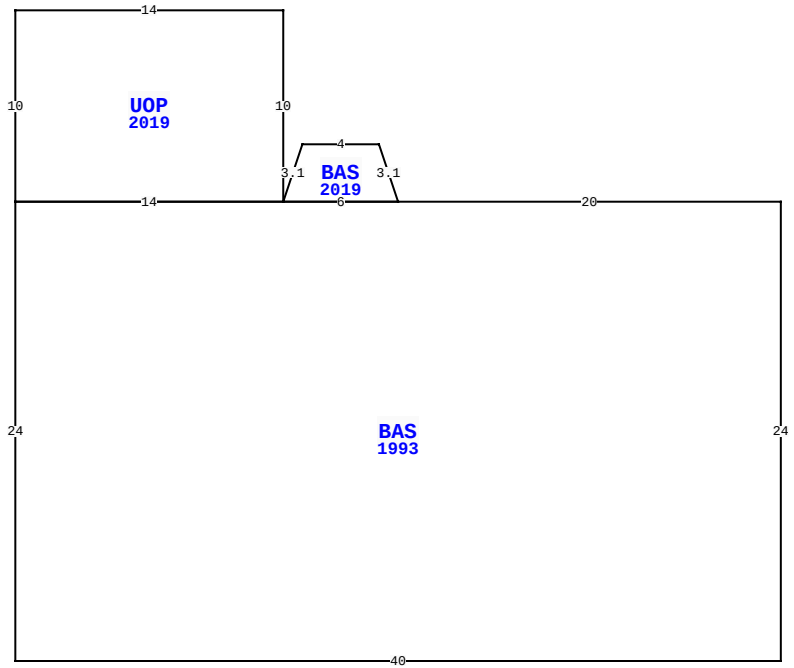
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	960	100	960	21,940
BAS	15	100	15	343
UOP	140	25	35	800
TOTALS	1,115		1,010	23,083

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,010	117.2000	76.18	76,942	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2023 Heated Area: 975 HX Base Yr 2023



95436 SPRINGHILL RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		23,083
TOTAL MARKET OB/XF VALUE		135
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		108,218
SOH/AGL Deduction		0
ASSESSED VALUE		108,218
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		58,218
TOTAL JUST VALUE		108,218
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		67,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7474	MH MOVE-ON	21,425	09/16/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2604/1104	11/20/2022	QC	U	I	11	100
GRANTOR: WORLEY ERNEST E						
GRANTEE: LECLAIR TRAYCE						
2109/1150	3/24/2017	DG	U	I	30	14,000
GRANTOR: ANZELMO TRACYCE W A/K						
GRANTEE: WORLEY ERNEST E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 BAS=[YR=2019] U3 L1 W4 D3 L1 E6$ W6
UOP=[YR=2019] N10 W14 S10 E14$ W14 S24 E40 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	1242	WD DECK A	0	100	10	5	50.00	SF	10.00	10.00	100	2005	2005	3	27	135	

LAND DESCRIPTION

TOTAL OB/XF 135

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	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 07/08/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS