

THORNTON MARK & DAWN
95274 SPRINGHILL RD
FERNANDINA BEACH, FL 32034

45-2N-28-550B-0003-0170

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT		CD		05		AVERAGE 100		0800		02		2,340		140.1600		98.11		229,577		2007		2010		0		0		32.00		68.00																			
Exterior Wall		03		GABLE/HIP 100		2 M/H 94+ - 100% - 2018		Heated Area: 2340		HX Base Yr 2018																																							
Roof Structur		03		COMP SHNGL 100																																													
Roof Cover		05		DRYWALL 100																																													
Interior Wall		14		CARPET 70																																													
Interior Floo		08		SHT VINYL 30																																													
Air Condition		03		CENTRAL 100																																													
Heating Type		04		AIR DUCTED 100																																													
Bedrooms				4 100																																													
Bathrooms				2 100																																													
Frame		02		WOOD FRAME 100																																													
Stories		1.		1. 100																																													
Units				0 100																																													
Quality		05		Quality Level 05																																													
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		2,340		100		2,340		156,112																																									
TOTALS		2,340				2,340		156,112																																									
EXTRA FEATURES										95274 SPRINGHILL RD, FERNANDINA BEACH										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										05/26/2023 MLU									
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		0940		SHEDS/PORT		0 100		10 20		200.00		SF		30.00		30.00		100		2011		2011		3		55		3,300																					