

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 70	
Interior Floo	09	PINE WOOD 30	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	01	Quality Level 01	
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
BAS	660	100	660
			SUBAREA MARKET VALUE
			6,710
TOTALS	660		660
			6,710

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	660	52.1400	33.89	22,367	1978	1978	0	0	70.00	30.00	
2 M/H 93- - 100% - 2019			Heated Area: 660			HX Base Yr						
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> -55- -55- 12 12 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p style="color: blue; font-weight: bold;">BAS 1998</p> </div> </div>												
95094 SPRINGHILL RD, FERNANDINA BEACH				BLD DATE		LGL DATE	05/26/2023	MLU				
				XF DATE		LAND DATE						
				INC DATE		AG DATE						

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		164,538	
TOTAL MARKET OB/XF VALUE		174	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		249,712	
SOH/AGL Deduction		28,660	
ASSESSED VALUE		221,052	
TOTAL EXEMPTION VALUE	13	220,974	
BASE TAXABLE VALUE		78	
TOTAL JUST VALUE		249,712	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		170,133	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH18-?	CO ISSUED	0	12/20/2018
MH18-?	MH MOVE-ON	0	12/01/2018
992568	MH MOVE-ON	0	02/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1990/1983	7/15/2015	QC	U	I	11	100
GRANTOR: BELLE-ISLE JOSEPH A &						
GRANTEE: BELLE-ISLE JOSEPH A						
0601/1212	7/12/1990	WD	Q	V		15,500
GRANTOR: SHEFFIELD & LEE						
GRANTEE: BELLE ISLE JOSEPH A						

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	0751	UOP	0	0	6	10		60.00	SF	10.00				174	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1998] W55 S12 E55 N12S.	

LAND DESCRIPTION																	TOTAL OB/XF									
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	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									

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	08	SHT VINYL 50	
Interior Floor	14	CARPET 50	
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 04 Quality Level 04			
DOR CODE 0200 MOBILE HOME			
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC 4004.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	1,860	100	157,828
TOTALS		1,860	157,828

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,860	127.6000	89.32	166,135	2018	2018	0	0	5.00	95.00
3 M/H 94+ - 100% - 2019				Heated Area: 1860			HX Base Yr				

NASSAU COUNTY PROPERTY				PAGE 2 of 2	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		164,538			
TOTAL MARKET OB/XF VALUE		174			
TOTAL LAND VALUE - MARKET		85,000			
TOTAL MARKET VALUE		249,712			
SOH/AGL Deduction		28,660			
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TOTAL EXEMPTION VALUE		13	220,974		
BASE TAXABLE VALUE		78			
TOTAL JUST VALUE		249,712			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		170,133			
PERMIT NUM					
DESCRIPTION					
AMT					
ISSUED					
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U / V I / RSN CD	SALE PRICE	
1990/1983	7/15/2015	QC U	I 11	100	
GRANTOR: BELLE-ISLE JOSEPH A &					
GRANTEE: BELLE-ISLE JOSEPH A					
0601/1212	7/12/1990	WD Q	V	15,500	
GRANTOR: SHEFFIELD & LEE					
GRANTEE: BELLE ISLE JOSEPH A					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2018] W60 S31 E60 N31\$.					

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
95094 SPRINGHILL RD, FERNANDINA BEACH																
											BLD DATE		LGL DATE	05/26/2023	MLU	
											XF DATE		LAND DATE			
											INC DATE		AG DATE			

LAND DESCRIPTION											TOTAL OB/XF						0							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV