BLOCK 3 LOT 24
IN OR 1641/1519
2008 KING DW/MH

MCDANNOLD GREGORY M & JANET
95066 SPRINGHILL ROAD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550B-0003-0240

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

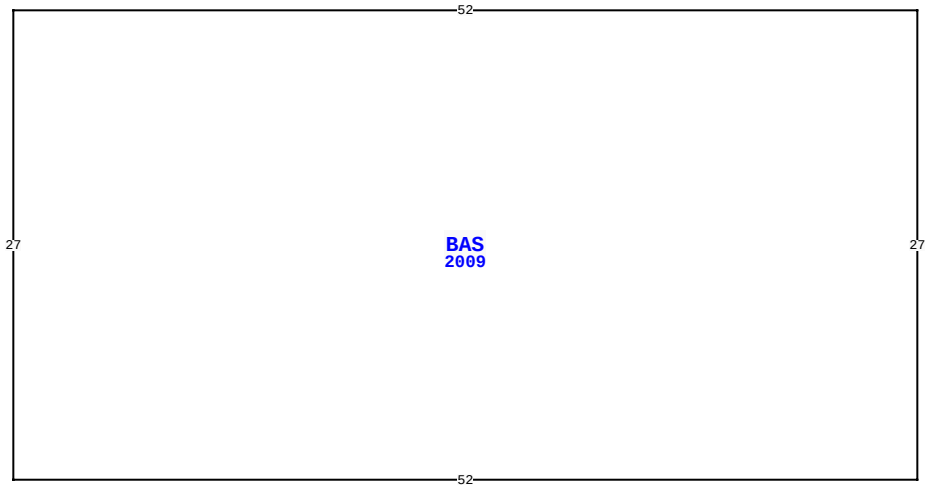
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	80,817
TOTALS	1,404		1,404	80,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	128.4800	89.94	126,276	2008	2008	0	0	0	36.00	64.00

2 M/H 94+ – 100% - 2010 Heated Area: 1404 HX Base Yr 2010



95066 SPRINGHILL RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		80,817
TOTAL MARKET OB/XF VALUE		810
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		166,627
SOH/AGL Deduction		86,976
ASSESSED VALUE		79,651
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		24,651
TOTAL JUST VALUE		166,627
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0914886	H/AC	0	10/01/2009
P0913975	OTHER	0	10/01/2009
961494	MH MOVE-ON	0	09/01/1996
95-1897	CHNGE SRVC	200	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1641/1519	9/25/2009	WD	Q	I	03	43,000
GRANTOR: MURRAY STEVEN T & SUZ						
GRANTEE: MCDANNOLD GREGORY M						
1433/1065	8/01/2006	WD	Q	I		45,000
GRANTOR: HOLMES BARBARA J						
GRANTEE: MURRAY STEVEN T & S						

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
3	1242	WD DECK A	0	100	12	15	180.00	SF	10.00	10.00	100	2009	2009	3	45	810	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W52 S27 E52 N27 $.

LAND DESCRIPTION

TOTAL OB/XF 810

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	0003	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 04/24/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS