

SPRING HILL #5 PB 6/85

FERNANDINA BEACH, FL 32034

2023

45-2N-28-550E-0025-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		4									
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		05		AVERAGE 100		0800		02		1,628		152.3600		106.65		173,626		2003		2003		0		0		0		46.00		54.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		M/H 94+ - 100% - 2016								Heated Area: 1620				HX Base Yr												Tax Group: 4					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																												BUILDING MARKET VALUE					93,758				
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					3,648				
Interior Floo		14		CARPET 80																												TOTAL LAND VALUE - MARKET					85,000				
Interior Floo		08		SHT VINYL 20																												TOTAL MARKET VALUE					182,406				
Air Condition		03		CENTRAL 100																												SOH/AGL Deduction					31,736				
Heating Type		04		AIR DUCTED 100																												ASSESSED VALUE					150,670				
Bedrooms				3 100																												TOTAL EXEMPTION VALUE					13 150,233				
Bathrooms				2 100																												BASE TAXABLE VALUE					437				
Frame		02		WOOD FRAME 100																												TOTAL JUST VALUE					182,406				
Stories		1.		1. 100																												NCON VALUE					0				
Units				0 100																												INCOME VALUE									
																																PREVIOUS YEAR MKT VALUE					122,050				