

CIBEL JAMES & CAROL J
PO BOX 15112
FERNANDINA BEACH, FL 32035

45-2N-28-550B-0002-0370

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 8008SHT VINYL 2003CENTRAL 10004AIR DUCTED 100Bedrooms4 100Bathrooms2 100Frame02WOOD FRAME 100StoriesUnits1.1. 1000 100Quality04Quality Level 04DOR CODE0200MOBILE HOMEMAP NUMMKT AREA04NEIGHBORHOOD/LOC4004.00BAS1,7281001,72870,174TOTALS1,7281,72870,174EXTRA FEATURES95383 SPRINGHILL RD, FERNANDINA BEACH

MARKET ADJUSTMENTS

TYPETYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0800021,728128.920096.69167,080199819980058.0042.00Heated Area: 1728HX Base Yr 1999BAS1998

NASSAU COUNTY PROPERTY

PAGE 1 of 1

VALUATION SUMMARY

STANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE70,174TOTAL MARKET OB/XF VALUE256TOTAL LAND VALUE - MARKET85,000TOTAL MARKET VALUE155,430SOH/AGL Deduction88,440ASSESSED VALUE66,990TOTAL EXEMPTION VALUEHX HB41,990BASE TAXABLE VALUE25,000TOTAL JUST VALUE155,430NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE153,867SALES DATAOFF RECORD NumberDATETYPEINSTQ / U V / I RSN CD SALE PRICE0842/07717/24/1998WDUII1128,500GRANTOR: RANDOLPH OWEN E & ROSGRANTEE: CIBEL JAMES & CAROL0571/08996/02/1989WDUII1128,900GRANTOR: LEE DEBORAH ALESIAGRANTEE: RANDOLPH OWEN & R LBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=1998] W64 S27 E64 N27\$.LAND DESCRIPTIONTOTAL OB/XF256LNUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000102CSFR/MH100ORD0.000.001.00LT1.001.001.0085,000.0085,000.0085,000REVIEW DATE05/12/2019BYKBA Total Acres: 0.00Total Land Value: 85,000Market: 0Agricultural: 0Common: 85,000PRINTED 08/06/2024 BY SYS