

BLOCK 2 LOT 39
SPRING HILL SUB UNIT 2 PB 5/35

CAUDILL BARBARA L/E/
95437 SPRINGHILL ROAD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-550B-0002-0390



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
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	30	VINYL 100	0800	02	1,472	135.5200	101.64	149,614	1996	1996	0	0	65.00	35.00	STANDARD																																		
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2021													Heated Area: 1472													HX Base Yr 2021																				
Roof Cover	12	MODULAR MT 100	BAS 1996																																														
Interior Wall	05	DRYWALL 100																																															
Interior Floo	14	CARPET 80																																															
Interior Floo	08	SHT VINYL 20																																															
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																																															
BUD8 Adjustme	04	DIST 01 100																																															
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	1,472	100	1,472	52,365																																													
TOTALS			1,472	1,472	52,365																																												
EXTRA FEATURES										95437 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																																	
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765																																		
2	1243	WD DECK F	0 100	8	8	64.00	SF	8.00	8.00	100	2005	2005	3	24	123																																		
3	1242	WD DECK A	0 100	0	0	348.00	SF	10.00	10.00	100	2005	2005	3	24	835																																		
LAND DESCRIPTION																											TOTAL OB/XF										3,723												
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																									
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																																
REVIEW DATE 03/16/2021 BY KWX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS																																																	