BLOCK 2 LOT 42
R334357 & R334358
SPRING HILL SUB #2 PB 5/35

LOTS OF TENS LLC
5491 LEONARD ST
FERNANDINA BEACH, FL 32034

**2024**

**45-2N-28-550B-0002-0420**

## BUILDING CHARACTERISTICS

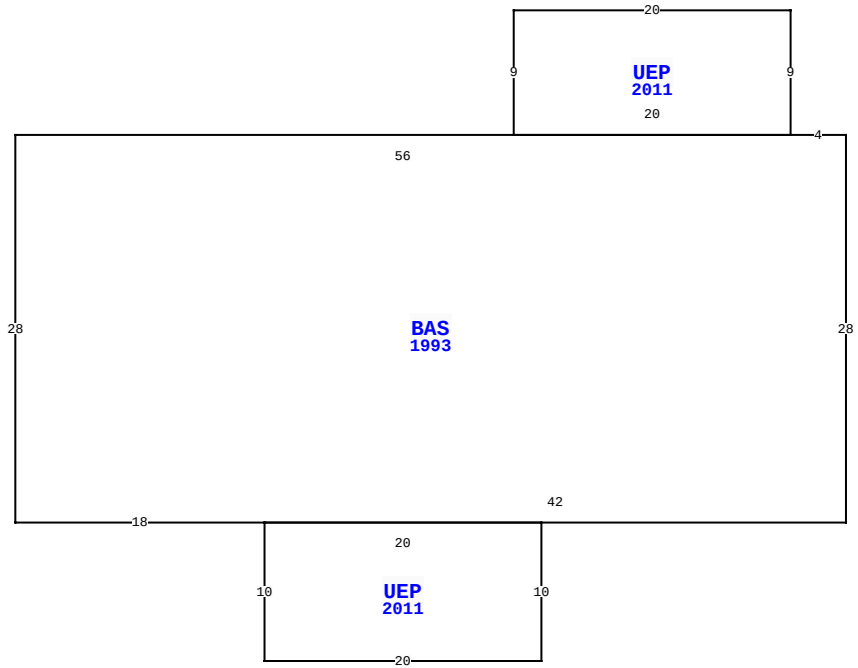
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Quality | 03 | Quality Level 03 |
| 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 | 1,680 | 100 | 1,680 | 41,278 |
| UEP | 180 | 70 | 126 | 3,096 |
| UEP | 200 | 70 | 140 | 3,440 |
| TOTALS | 2,060 | | 1,946 | 47,813 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,946 | 117.0000 | 81.90 | 159,377 | 1987 | 1995 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 0 Heated Area: 1680 HX Base Yr




95531 SPRINGHILL RD, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 47,813 |
| TOTAL MARKET OB/XF VALUE | 8,192 |
| TOTAL LAND VALUE - MARKET | 85,000 |
| TOTAL MARKET VALUE | 141,005 |
| SOH/AGL Deduction | 23,715 |
| ASSESSED VALUE | 117,290 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 117,290 |
| TOTAL JUST VALUE | 141,005 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 145,182 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 4560 | N/A | 15,232 | 12/27/1987 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2500/1566 | 9/28/2021 | WD | Q | I | 02 | 117,500 |
| GRANTOR: PERRY BEVERLY J | | | | | | |
| GRANTEE: LOTS OF TENS LLC | | | | | | |
| 0528/0234 | 9/18/1987 | QC | U | V | | 100 |
| GRANTOR: CARTER BELINDA | | | | | | |
| GRANTEE: MAY CHARLES E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W4 UEP=[YR=2011] N9 W20 S9 E20$ W56 S28 E18
UEP=[YR=2011] S10 E20 N10 W20 $ E42 N28$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0510 | GARAGE WD- | 0 | 0 | 28 | 32 | 896.00 | SF | 35.00 | 35.00 | 100 | 1986 | 1986 | 3 | 20 | 6,272 | |
| 2 | 0681 | POLE SHED | 0 | 0 | 32 | 10 | 320.00 | SF | 15.00 | 15.00 | 100 | 2005 | 2005 | 3 | 40 | 1,920 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,192

| 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 | 0 | | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS