BLOCK 2 LOT 43
SPRING HILL SUB UNIT 2 PB 5/35

ROUSSELLE RONALD KEITH
95551 SPRINGHILL ROAD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-550B-0002-0430

BUILDING CHARACTERISTICS

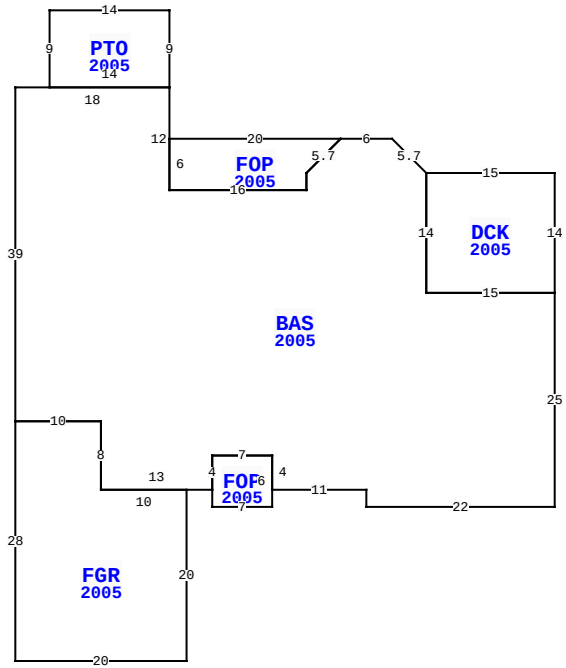
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,245	100	2,245	258,106
DCK	210	10	21	2,414
FGR	480	55	264	30,352
FOP	42	30	13	1,494
FOP	104	30	31	3,564
PTO	126	5	6	690
TOTALS	3,207		2,580	296,621

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,580	101.0700	126.34	325,957	2005	2005	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2024 Heated Area: 2245 HX Base Yr 2024



95551 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		296,621
TOTAL MARKET OB/XF VALUE		29,867
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		411,488
SOH/AGL Deduction		105,476
ASSESSED VALUE		306,012
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		256,012
TOTAL JUST VALUE		411,488
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0514346	SWIM POOL	25,300	01/01/2005
B13461	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2684/1836	12/04/2023	WD	Q	I	01	515,000
GRANTOR: CARTER KIMBERLY A						
GRANTEE: ROUSSELLE RONALD KE						
1551/0720	2/15/2008	WD	U	I	01	100
GRANTOR: CARTER KIMBERLY A						
GRANTEE: SCOTT BRIAN						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2005] W15 BAS=[YR=2005] L4 U4 W6 FOP=[YR=2005] W20 S6 E16 N2 R4 U4 $ D4 L4 S2 W16 N12 PTO=[YR=2005] N9 W14 S9 E14$ W18S39 FGR=[YR=2005] S28 E20 N20 W10 N8W10$ E10 S8 E13 FOP=[YR=2005] S2 E7 N6 W7 S4$ N4 E7 S4 E11 S2 E22 N25 W15 N14$ S14 E15 N14$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0811	CONCRETE B	0	100	0	0	2,454.00	SF	5.20	5.20	100	2005	2005	3	86	10,974	
3	0861	POOL GUNIT	0	100	0	0	364.00	SF	85.00	85.00	100	2005	2005	3	40	12,376	
4	0855	CONC PAVER	0	100	0	0	524.00	SF	7.00	7.00	100	2005	2005	3	86	3,154	
5	1126	CB/STC 8"	0	100	0	0	36.00	SF	8.00	8.00	100	2005	2005	3	86	248	

LAND DESCRIPTION

TOTAL OB/XF 29,867

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	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 09/25/2019 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS