BLOCK 2 LOT 46
R498258 & R498259
SPRING HILL SUB UNIT 2 PB 5/35

SCHUCK PAMELA
95633 SPRINGHILL RD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-550B-0002-0460

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	01	NONE 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

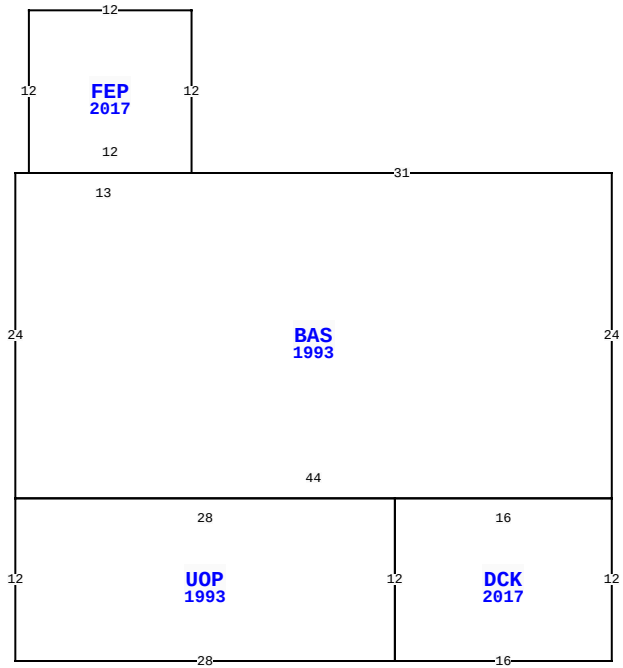
Quality	03	Quality Level 03	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	21,999
DCK	192	15	29	604
FEP	144	85	122	2,542
UOP	336	25	84	1,750
TOTALS	1,728		1,291	26,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,291	99.2000	69.44	89,647	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2023 Heated Area: 1178 HX Base Yr 2023



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

95633 SPRINGHILL RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		26,894
TOTAL MARKET OB/XF VALUE		1,908
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		113,802
SOH/AGL Deduction		0
ASSESSED VALUE		113,802
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		63,802
TOTAL JUST VALUE		113,802
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,894

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2496/0308	9/10/2021	WD	Q	I	01	90,000
GRANTOR: DEONAS NICK D & HELEN						
GRANTEE: SCHUCK PAMELA						
0934/1105	6/01/2000	WD	U	I	05	32,000
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: DEONAS NICK D & HEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 FEP=[YR=2017] N12 W12 S12 E12$ W13 S24
UOP=[YR=1993] S12 E28 DCK=[YR=2017] E16 N12 W16 S12$ N12 W28$
E44 N24$.

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	0940	SHEDS/PORT	0	100	16	30	480.00	SF	12.00	12.00	100	1987	1987	3	20	1,152	
2	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	6.50	100	1988	1988	3	54.5	276	
3	0681	POLE SHED	0	100	16	10	160.00	SF	15.00	15.00	100	1985	1985	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 1,908

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	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 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