

BLOCK 3 LOT 6
IN OR 1629/301
2001 MERI-DW

ENNIS AMY B
95578 PRINGHILL ROAD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-550B-0003-0060



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	PAGE 1 of 1 4																				
Exterior Wall	05	AVERAGE 100	0800	02	1,402	128.9200	96.69	135,559	2001	2001	0	0	52.00	48.00	VALUATION SUMMARY																				
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2002													Heated Area: 1402																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2002																			
Interior Wall	05	DRYWALL 100	27 52 25 2.9 50 BAS 2001													VALUATION BY										STANDARD									
Interior Floo	14	CARPET 80														Tax Group: 4										Tax Dist:									
Interior Floo	08	SHT VINYL 20														BUILDING MARKET VALUE										65,068									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE										2,208									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET										85,000									
Bedrooms		3 100														TOTAL MARKET VALUE										152,276									
Bathrooms		2 100														SOH/AGL Deduction										91,264									
Frame	02	WOOD FRAME 100														ASSESSED VALUE										61,012									
Stories	1.	1. 100														TOTAL EXEMPTION VALUE										HX HB 36,012									
Units		0 100														BASE TAXABLE VALUE										25,000									
BUD8 Adjustme	04	DIST 01 100	TOTAL JUST VALUE										152,276																						
			NCON VALUE										0																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										150,494																						
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	1,402	100	1,402	65,068																															
TOTALS			1,402	1,402	65,068																														
EXTRA FEATURES			95578 SPRINGHILL RD, FERNANDINA BEACH																																
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	0810	CONCRETE A	0 100	0	0	430.00	SF	6.50	6.50	100	2000	2000	3	79	2,208																				
LAND DESCRIPTION																																			
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 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																																			