

BLOCK 3 LOT 9
IN OR 2083/1178
SPRING HILL SUB UNIT 2 PB 5/35

KSN HOLDINGS LLC
2152 WHITE SANDS WAY
FERNANDINA BEACH, FL 32034

2024

45-2N-28-550B-0003-0090



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	25	MOD METAL 100		
Roof Structur	10	STEEL FRME 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	03	CONC FINSH 100		
Air Condition	03	CENTRAL 100		
Heating Type	03	FORCED AIR 100		
Bedrooms		1 100		
Bathrooms		1 100		
Frame	05	STEEL 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0700	MISC RESIDENTIAL		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4004.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	520	100	520	25,600
PTO	360	5	18	887
UGR	3,080	45	1,386	68,233
TOTALS	3,960		1,924	94,720

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,924	99.9600	49.98	96,162	2020	2020	0	0	0	1.50	98.50

1

ACCESORY U - 0% - 0

Heated Area: 520

HX Base Yr

26

26

20

20

60

60

34

60

BAS

2020

UGR

2020

PTO

2020

BLD DATE

YE DATE

LGL DATE

LAND DATE

05/26/2023

ML