BLOCK 3 LOT 12
SPRING HILL SUB UNIT 2 PB 5/35

LECLAIR TRAYCE LEANN
95436 SPRINGHILL RD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-550B-0003-0120

BUILDING CHARACTERISTICS

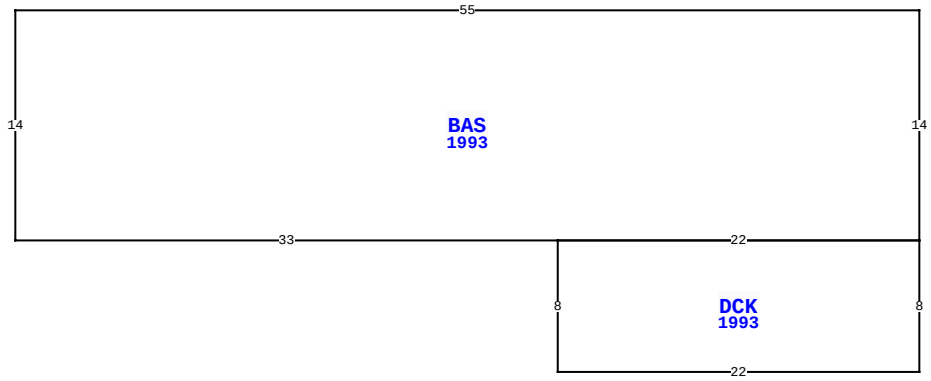
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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	770	100	770	15,685
DCK	176	15	26	530
TOTALS	946		796	16,214

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	796	97.0000	67.90	54,048	1984	1990	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2024 Heated Area: 770 HX Base Yr



95408 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	16,214
TOTAL MARKET OB/XF VALUE	2,488
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	103,702
SOH/AGL Deduction	0
ASSESSED VALUE	103,702
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,702
TOTAL JUST VALUE	103,702
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,855

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2667/1704	9/18/2023	FJ	U	I	11	0
GRANTOR: WORLEY ERNEST EUGENE						
GRANTEE: LECLAIR TRAYCE LEAN						
2667/1681	9/18/2023	FJ	U	I	11	0
GRANTOR: WORLEY ERNEST E EST						
GRANTEE: LECLAIR TRAYCE LEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 S14 E33 DCK=[YR=1993] S8 E22 N8 W22$ E22 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	0756	FEP	0	0	32	12	384.00	SF	27.00	27.00	100	2005	2005	3	24	2,488	

LAND DESCRIPTION

TOTAL OB/XF 2,488

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 07/08/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS