BLOCK 3 LOT 15
IN OR 1949/695
SPRING HILL SUB #2 PB 5/35

CARLEY PATRICIA LYNN
95326 SPRINGHILL RD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-550B-0003-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

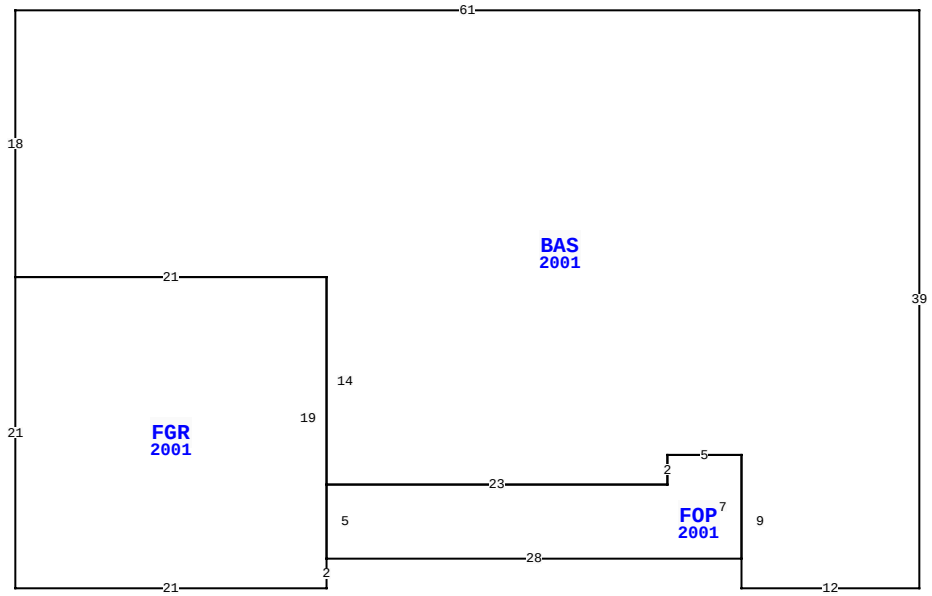
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,732	100	1,732	175,434
FGR	441	55	243	24,613
FOP	150	30	45	4,558
TOTALS	2,323		2,020	204,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,020	119.4620	113.49	229,250	2001	2001	0	0	0	10.75	89.25

2 SINGLE FAM – 100% - 2015 Heated Area: 1732 HX Base Yr 2015



95326 SPRINGHILL RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		204,606
TOTAL MARKET OB/XF VALUE		9,693
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		299,299
SOH/AGL Deduction		148,086
ASSESSED VALUE		151,213
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		101,213
TOTAL JUST VALUE		299,299
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007522	XFOB	35,000	08/01/2000
94-0844	TEMP POLE	0	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1949/0695	11/24/2014	SW	U	I	12	163,000
GRANTOR: FANNIE MAE						
GRANTEE: CARLEY PATRICIA LYN						
1922/1998	6/16/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

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	0810	CONCRETE A	0	100	0	0	252.00	SF	6.50	6.50	100	2001	2001	3	80	1,310	
2	0811	CONCRETE B	0	100	0	0	535.00	SF	5.20	5.20	100	2001	2001	3	80	2,226	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	
4	0812	CONCRETE C	0	100	0	0	925.00	SF	4.00	4.00	100	2005	2005	3	86	3,182	

BUILDING DIMENSIONS

BAS=[YR=2001] W61 S18 FGR=[YR=2001] S21 E21 N2 FOP=[YR=2001] E28 N7 W5 S2 W23 S5$ N19 W21$ E21 S14 E23 N2 E5 S9 E12 N39 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,693

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