

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	05	Quality Level 05	
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
BAS	2,280	100	2,280
DCK	599	15	90
USP	160	50	80
			SUBAREA MARKET VALUE
			BAS 158,185
			DCK 6,244
			USP 5,551
TOTALS	3,039		2,450
			169,979

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,450	140.1600	105.12	257,544	2007	2010	0	0	34.00	66.00
2 M/H 94+ - 100% - 2018											
Heated Area: 2280											
HX Base Yr 2018											

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		169,979	
TOTAL MARKET OB/XF VALUE		4,200	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		259,179	
SOH/AGL Deduction		90,049	
ASSESSED VALUE		169,130	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		114,130	
TOTAL JUST VALUE		259,179	
NCON VALUE		15,994	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		244,412	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24292	ADDITION	14,845	01/01/2011
C5243	CO ISSUED	0	02/01/2010
MH5243	MH MOVE-ON	0	01/01/2010
P14081	OTHER	0	01/01/2010
M14986	H/AC	0	12/01/2009
972018	MH MOVE-ON	0	11/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2134/1173	7/18/2017	WD Q	Q	I	01	160,500
GRANTOR: KULES JOSEPH JR & SAN						
GRANTEE: THORNTON MARK & DAW						
1541/0810	12/17/2007	WD Q	Q	I		59,500
GRANTOR: TEITSMA PHILIP & SUNG						
GRANTEE: KULES JOSEPH JR & S						

EXTRA FEATURES														
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
2	0351	CARPORT MT	0	100	30	20			10.00	100	2024	2015		70
95274 SPRINGHILL RD, FERNANDINA BEACH														
BLD DATE: 05/26/2023 MLU														
LGL DATE: 05/26/2023 MLU														
XF DATE: 05/26/2023 MLU														
AG DATE: 05/26/2023 MLU														
TOTAL OB/XF 4,200														

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2009;ORIG=-2,0] W4 W26 W16 W30 S30 E76 N30 \$									
DCK=[YR=2024;ORIG=-6,0] W26 N10 N38 E4 S26 E18F133 E4 S22 \$									
USP=[YR=2024;ORIG=-48,0] E16 N10 W16 S10 \$									

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							