

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 70	
Interior Floo	09	PINE WOOD 30	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	01	Quality Level 01	
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	660	100	660
			7,227
TOTALS	660		660
			7,227

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	660	52.1400	36.50	24,090	1978	1978	0	0	70.00	30.00	
2 M/H 93- - 100% - 2019			Heated Area: 660			HX Base Yr						
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> -55- -55- 12 12 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue; font-weight: bold;"> BAS 1998 </div> </div>												
95094 SPRINGHILL RD, FERNANDINA BEACH				BLD DATE		LGL DATE	05/26/2023	MLU				
				XF DATE		LAND DATE						
				INC DATE		AG DATE						

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			172,769
TOTAL MARKET OB/XF VALUE			168
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			257,937
SOH/AGL Deduction			30,259
ASSESSED VALUE			227,678
TOTAL EXEMPTION VALUE	13		227,678
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			257,937
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			249,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH18-?	CO ISSUED	0	12/20/2018
MH18-?	MH MOVE-ON	0	12/01/2018
992568	MH MOVE-ON	0	02/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1990/1983	7/15/2015	QC	U	I	11	100
GRANTOR: BELLE-ISLE JOSEPH A &						
GRANTEE: BELLE-ISLE JOSEPH A						
0601/1212	7/12/1990	WD	Q	V		15,500
GRANTOR: SHEFFIELD & LEE						
GRANTEE: BELLE ISLE JOSEPH A						

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	OB/XF MKT VALUE	NOTES			
1	0751	UOP	0	100	6	10			60.00	SF	10.00	10.00	100	2000	2000	3	28	168	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1998] W55 S12 E55 N12S.	

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								

BLOCK 3 LOT 23
IN OR 1990/1983
SPRING HILL SUB 2 PB 5/35

BELLE-ISLE JOSEPH A & JO-AN
95094 SPRINGHILL RD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-550B-0003-0230

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	08 SHT VINYL 50
Interior Floor	14 CARPET 50
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,860	127.6000	95.70	178,002	2018	2018	0	0	0	7.00	93.00
3 M/H 94+ - 100% - 2019												
				Heated Area: 1860				HX Base Yr				
BAS 2018												
TOTALS 1,860 1,860 165,542												

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	1,860	100	1,860	165,542
TOTALS	1,860		1,860	165,542

95094 SPRINGHILL RD, FERNANDINA BEACH
 BLD DATE
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE
 AG DATE
 05/26/2023 MLU

NASSAU COUNTY PROPERTY				PAGE 2 of 2	4
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GRANTEE: BELLE ISLE JOSEPH A							

EXTRA FEATURES	
L N	OB/XF CODE

BUILDING NOTES		

BUILDING DIMENSIONS			
BAS=[YR=2018] W60 S31 E60 N31\$.			

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV	