BLOCK 2 LOT 29
SPRING HILL SUB #2 PB 5/35

SUPPORTING INDIVIDUALS WITH DISABILITIES INC
85263 DAVID ROAD
YULEE, FL 32097

2025

45-2N-28-550B-0002-0290

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

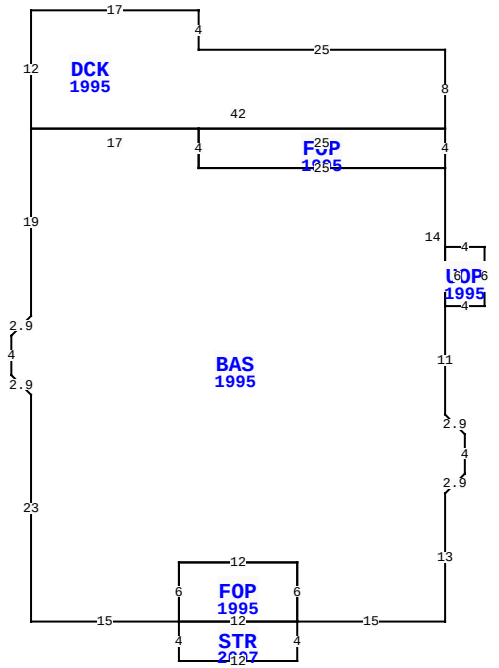
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	1920	PROF DAYCARE
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,952	100	1995	1,952	202,826
DCK	404	10	1995	40	4,156
FOP	72	30	1995	22	2,286
FOP	100	30	1995	30	3,117
STR	48	10	2007	5	520
UOP	24	20	1995	5	520
TOTALS	2,600			2,054	213,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,054	111.1320	111.13	228,261	1935	2010	0	0	0	6.50	93.50

1 SINGLE FAM – 0% - 0 Heated Area: 1952 HX Base Yr



95129 SPRINGHILL RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	223,339
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	285,339
SOH/AGL Deduction	0
ASSESSED VALUE	285,339
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	285,339
TOTAL JUST VALUE	285,339
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	275,956

PERMIT NUM	DESCRIPTION	AMT	ISSUED
97-04128	GARAGE	0	07/01/1997
962858	NEW CONSTR	0	07/17/1996
95-0370	REPAIR/RRF	11,800	08/01/1995
5449	HOUSEMVING	0	01/19/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2383/0113	8/05/2020	WD	U	I	37	120,000
GRANTOR: 4-B PROPERTIES LLC LC						
GRANTEE: SUPPORTING INDIVIDU						
0761/1413	6/03/1996	WD	Q	I		90,000
GRANTOR: CANTRELL DEBRA						
GRANTEE: 4-B PROPERTIES LLC						

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	0812	CONCRETE C	0	0	0	0	2,175.00	SF	4.00	4.00	100	1995	1995	3	68	5,916	
2	1127	BRICK 8"	0	0	0	0	36.00	SF	11.00	11.00	100	1998	1998	3	92	364	
3	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	2000	2000	3	20	720	

BUILDING DIMENSIONS

DCK=[YR=1995] W25 N4 W17 S12 BAS=[YR=1995] S19 D2 L2 S4 R2 D2 S23 E15 STR=[YR=2007] S4 E12 N4 W12$ FOP=[YR=1995] E12 N6 W12 S6$ N6 E12 S6 E15 N13 R2 U2 N4 L2 U2 N11 UOP=[YR=1995] E4 N6 W4 S6$ N14 FOP=[YR=1995] N4 W25 S4 E25$ W25 N4 W17$ E42 N8$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	001920	C	PROF DAYCARE	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.10	50,000.00	55,000.00	55,000							

REVIEW DATE 09/26/2019 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

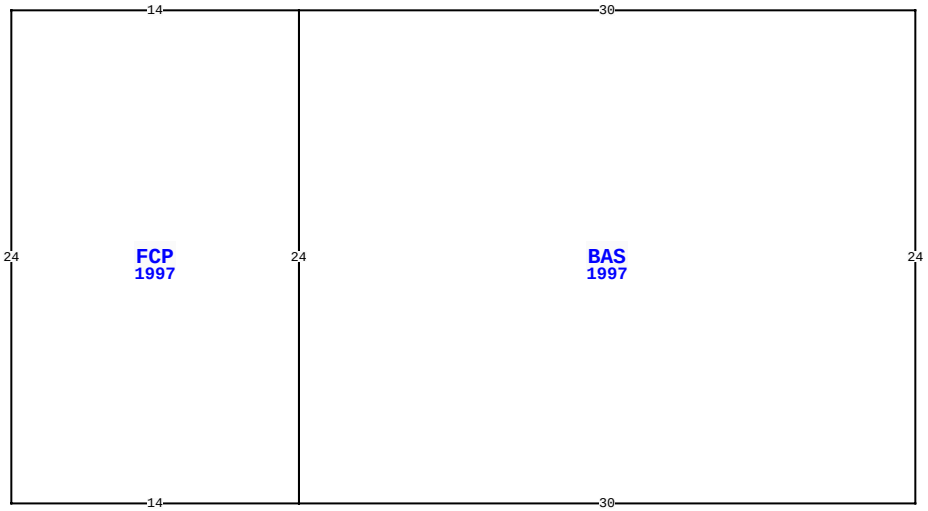
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	1920	PROF DAYCARE
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1997	720	8,879
FCP	336	25	1997	84	1,036
TOTALS	1,056			804	9,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	804	65.3400	24.18	19,441	1997	1997	0	0	0	49.00	51.00

2 GARAGE RES – 0% - 0 Heated Area: 720 HX Base Yr



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GRANTOR: CANTRELL DEBRA						
GRANTEE: 4-B PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W30 FCP=[YR=1997] W14 S24 E14 N24$ S24 E30 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 09/26/2019 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS