



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

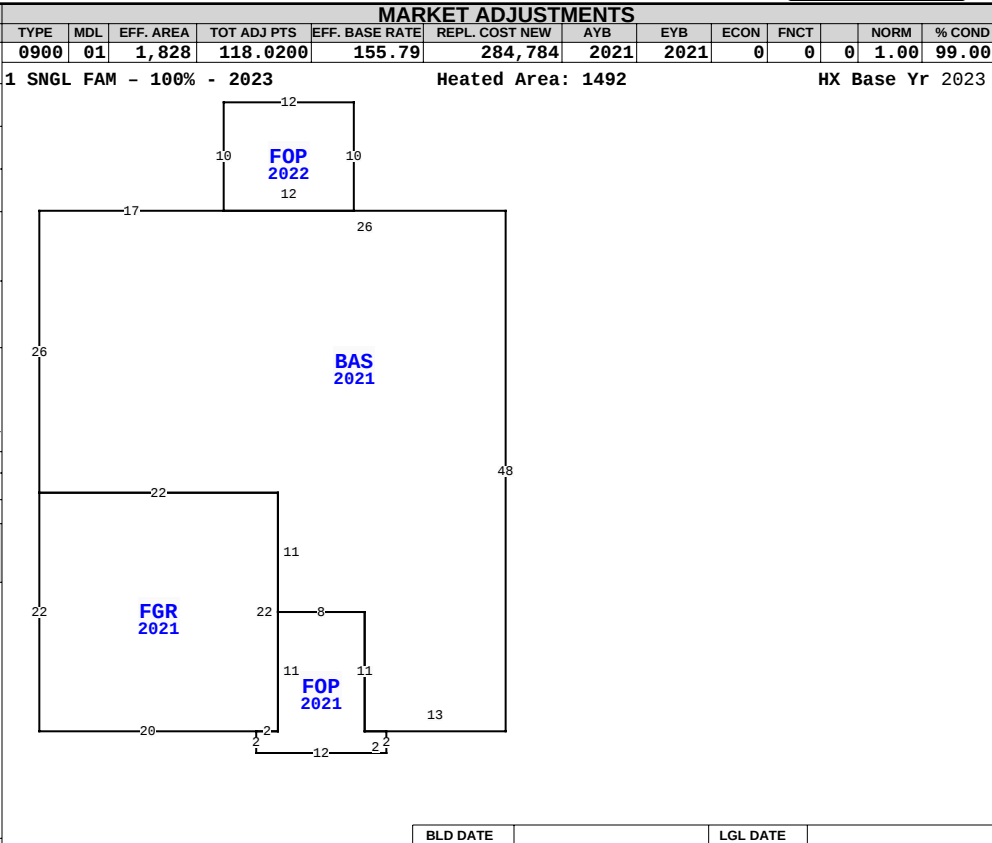
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

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	1,492	100	2021	1,492	230,115
FGR	484	55	2021	266	41,026
FOP	112	30	2021	34	5,244
FOP	120	30	2022	36	5,552
TOTALS	2,208			1,828	281,936

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	193
2	0810	CONCRETE A	0	100	22	20	440.00	SF	6.50	6.50	2,831
3	0476	VF 6 SBPL	0	100	0	0	585.00	LF	32.00	32.00	17,971
4	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	864
5	0912	SCRN RM G	1	100	0	0	1,176.00	SF	20.00	20.00	22,814
6	0861	POOL GUNIT	1	100	0	0	338.00	SF	85.00	85.00	28,155
7	0855	CONC PAVER	1	100	0	0	838.00	SF	10.00	10.00	8,380

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100		OR	0.00	0.00	1.00	LT	



95259 SPRINGHILL RD, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/09/2025 MLU											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE											
281,936											
TOTAL MARKET OB/XF VALUE											
81,208											
TOTAL LAND VALUE - MARKET											
100,000											
TOTAL MARKET VALUE											
463,144											
SOH/AGL Deduction											
15,338											
ASSESSED VALUE											
447,806											
TOTAL EXEMPTION VALUE											
HX HB 50,722											
BASE TAXABLE VALUE											
397,084											
TOTAL JUST VALUE											
463,144											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
436,201											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007501	ADDITION	8,880	08/01/2022
22010945	SWIM POOL	68,362	07/19/2022
C2103949	CO ISSUED	0	12/01/2021
B2103949	NEW CONSTR	217,196	03/31/2021
R1413895	REMODEL	1,800	04/01/2014
7856	MH MOVE-ON	31,000	07/03/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2457/0295	4/19/2021	QC	U	I	11	100	
GRANTOR: BECHAN JAMES T							
GRANTEE: BECHAN JAMES THOMAS							
1437/0562	8/15/2006	WD	U	I	07	100	
GRANTOR: JOHNSON REBECCA M							
GRANTEE: BECHAN JAMES T							

BUILDING NOTES											
BAS=[YR=2021;ORIG=-34,10] W17 S26 E22 S11 E8 S11 E13 N48 W26 \$											
FGR=[YR=2021;ORIG=-51,36] S22 E20 E2 N22 W22 \$											
FOP=[YR=2022;ORIG=-22,0] W12 S10 E12 N10 \$											
FOP=[YR=2021;ORIG=-31,58] S2 E12 N2 W2 N11 W8 S11 W2 \$											