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

BLANTON JAMES & SARAH/HURST FRANK
95315 SPRINGHILL RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-550B-0002-0350

BUILDING CHARACTERISTICS

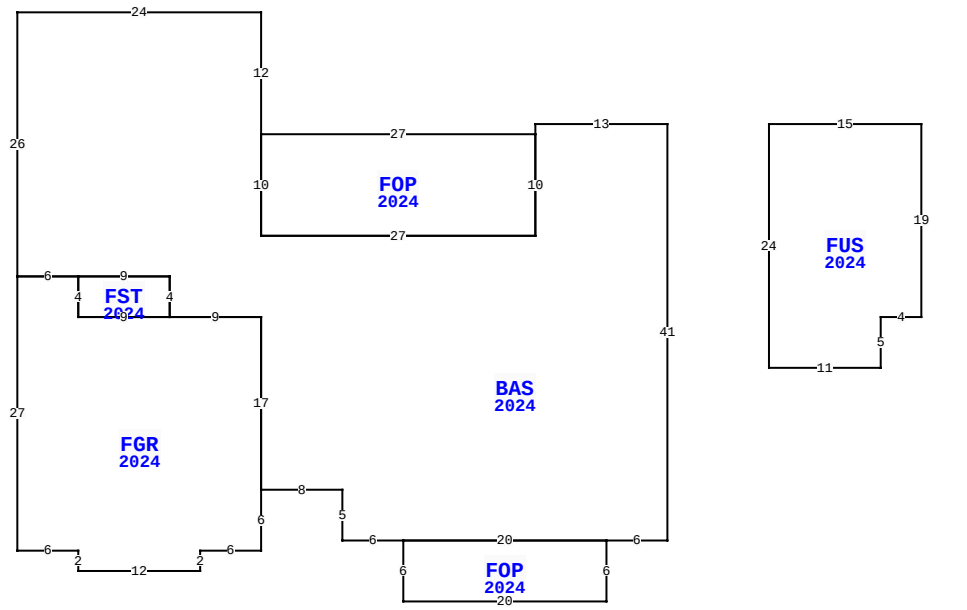
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	1,963	100	2024	1,963	321,559
FGR	600	55	2024	330	54,057
FOP	120	30	2024	36	5,897
FOP	270	30	2024	81	13,269
FST	36	55	2024	20	3,276
FUS	340	100	2024	340	55,695
TOTALS	3,329			2,770	453,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,770	103.6800	163.81	453,754	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 2303 HX Base Yr 2024



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

95315 SPRINGHILL RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		508,794
TOTAL MARKET OB/XF VALUE		9,687
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		618,481
SOH/AGL Deduction		59,048
ASSESSED VALUE		559,433
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		508,711
TOTAL JUST VALUE		618,481
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		577,398

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230014956	CO ISSUED		11/20/2023
230013905	CO ISSUED		10/27/2023
22013137	NEW CONSTR	378,607	08/26/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2526/1748	12/31/2021	WD	Q	V	01	57,000
GRANTOR: LYNCKER CAREY O JR						
GRANTEE: HURST FRANK & JAMES						
2266/1792	3/04/2019	QC	U	V	11	100
GRANTOR: BROWN CLARENCE MELVIN						
GRANTEE: RUBY'S LAND TRUST						

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	213.00	SF	6.50	6.50	100	2024	2023		100	1,385	
2	0811	CONCRETE B	0	100	0	0	575.00	SF	5.20	5.20	100	2024	2023		100	2,990	
3	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		100	5,000	
4	0810	CONCRETE A	0	100	8	6	48.00	SF	6.50	6.50	100	2024	2023		100	312	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,0] W13 S1 S10 W27 N10 N12 W24 S26 E6 E9 S4 E9 S17 E8 S5 E6 E20 E6 N41 $
FGR=[YR=2024;ORIG=6,15] E6 S4 E9 E9 S17 S6 W6 S2 W12 N2 W6 N27 $
FUS=[YR=2024;ORIG=80,0] E15 S19 W4 S5 W11 N24 $
FOP=[YR=2024;ORIG=30,1] E27 S10 W27 N10 $
FOP=[YR=2024;ORIG=44,41] E20 S6 W20 N6 $
FST=[YR=2024;ORIG=12,15] E9 S4 W9 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,687

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	RES	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 12/13/2023 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS

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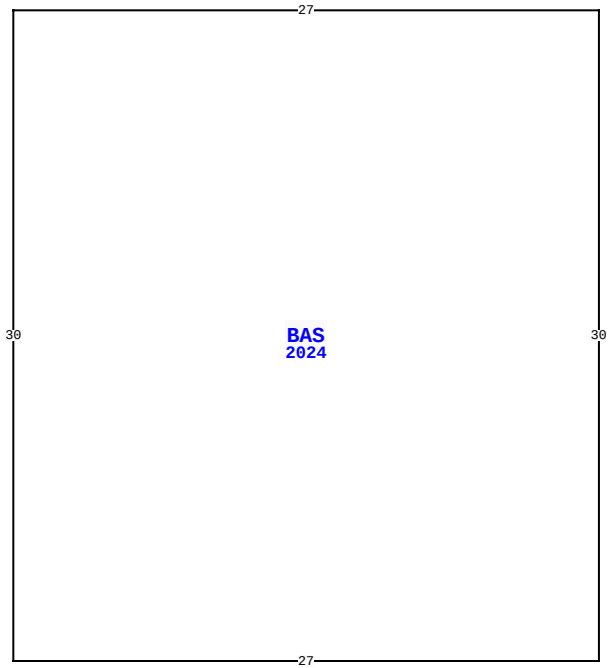
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	810	100	2024	810	55,040
TOTALS	810			810	55,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	810	128.2050	67.95	55,040	2023	2023	0	0	0	0.00	100.00

2 ACCESORY U – 100% - 2024 Heated Area: 810 HX Base Yr 2024



95315 SPRINGHILL RD, FERNANDINA BEACH

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XF DATE		LAND DATE	05/09/2025 MLU
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NASSAU COUNTY PROPERTY

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INCOME VALUE		
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2266/1792	3/04/2019	QC	U	V	11	100
GRANTOR: BROWN CLARENCE MELVIN						
GRANTEE: RUBY'S LAND TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,10] W27 S30 E27 N30 $
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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 12/13/2023 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS