BLOCK 2 LOT 36
1994 MERI DW/MH
IN OR 462 PG 153

RANDOLPH KEITH E & ROBIN L
95341 SPRINGHILL ROAD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-550B-0002-0360

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

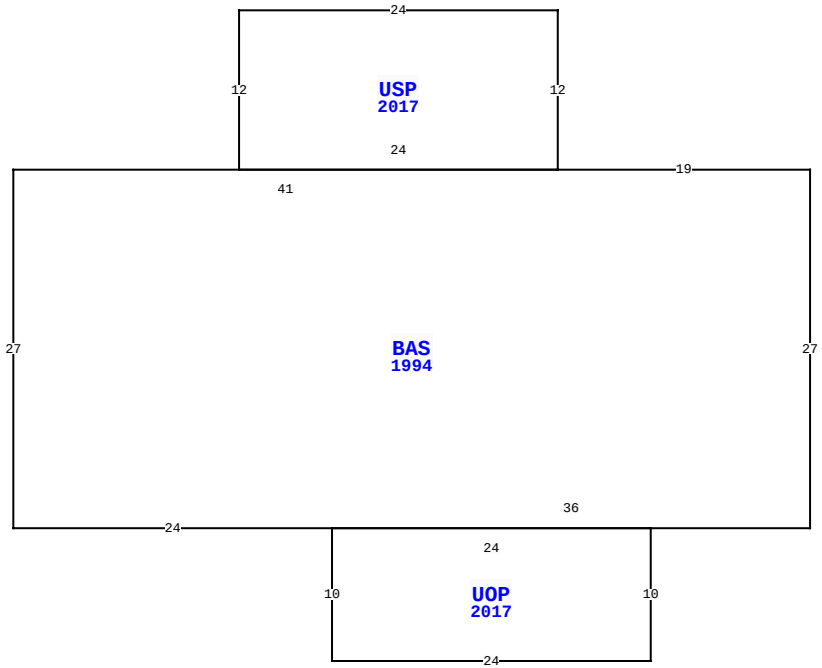
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1994	1,620	57,620
UOP	240	25	2017	60	2,134
USP	288	50	2017	144	5,122
TOTALS	2,148			1,824	64,876

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,824	139.4800	118.56	216,253	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 1986 Heated Area: 1620 HX Base Yr 1986



95341 SPRINGHILL RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		72,547
TOTAL MARKET OB/XF VALUE		7,380
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		179,927
SOH/AGL Deduction		107,082
ASSESSED VALUE		72,845
TOTAL EXEMPTION VALUE	HX HB	47,845
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		179,927
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0462/0153	7/01/1985	WD	Q	V		8,100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W19 USP=[YR=2017] N12 W24 S12 E24$ W41 S27 E24
UOP=[YR=2017] S10 E24 N10 W24$ E36 N27$.

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	0940	SHEDS/PORT	0	100	8	18	144.00	SF	30.00	30.00	100	1987	1987	3	20	864	
2	0940	SHEDS/PORT	0	100	7	23	161.00	SF	30.00	30.00	100	1989	1989	3	20	966	
3	0510	GARAGE WD-	0	100	18	32	576.00	SF	17.50	17.50	100	1990	1990	3	20	2,016	
4	0940	SHEDS/PORT	0	100	12	14	168.00	SF	20.10	20.10	100	1990	1990	3	20	675	
5	0810	CONCRETE A	0	100	22	22	484.00	SF	6.50	6.50	100	2005	2005	3	84	2,643	
6	0462	ST/AL FNC	0	100	12	5	60.00	SF	10.00	10.00	100	2005	2005	3	36	216	

LAND DESCRIPTION

TOTAL OB/XF 7,380

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 03/07/2024 BY NWA 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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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Quality	05	Quality Level 05

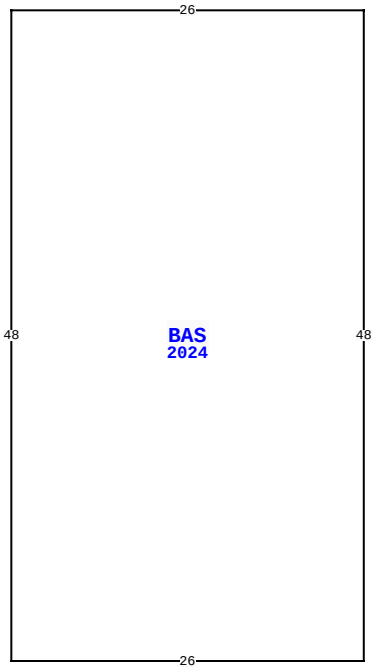
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	2024	1,248	7,671
TOTALS	1,248			1,248	7,671

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,248	17.4900	6.47	8,075	2019	2019	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2024 Heated Area: 1248 HX Base Yr 1986



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GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E26 S48 W26 N48 $
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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 03/07/2024 BY NWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS