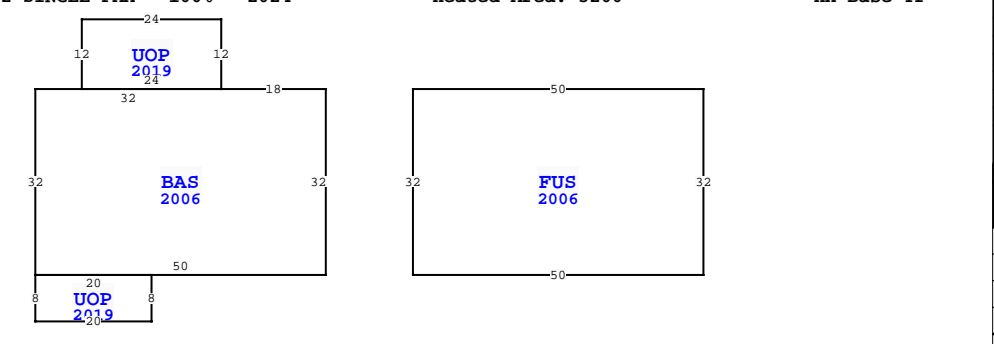


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,036	107.8792	107.88	435,404	2006	2006	0	0	0	8.50 91.50



Quality	06 Quality Level 06				
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	1,600	100	2006	1,600	157,936
FDG	1,200	60	2006	720	71,072
FUS	1,600	100	2006	1,600	157,936
UOP	128	20	2019	26	2,567
UOP	160	20	2019	32	3,159
UOP	288	20	2019	58	5,725
TOTALS	4,976			4,036	398,395

95461 SPRINGHILL RD, FERNANDINA BEACH

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

LAND DESCRIPTION																	
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
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			398,395
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			498,395
SOH/AGL Deduction			19,336
ASSESSED VALUE			479,059
TOTAL EXEMPTION VALUE	13		479,059
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			498,395
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			465,558

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10372	MECH OTHER	0	09/01/2005
C0515365	CO ISSUED	211,200	06/01/2005
P0509585	OTHER	0	06/01/2005
R0507733	REPAIR/RRF	2,600	06/01/2005
R0507734	REPAIR/RRF	1,200	06/01/2005
E0515142	ELEC OTHER	7,000	06/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2116/0352	4/18/2017	WD	Q	I	01	225,000

GRANTOR: INGEBRIGTSEN CATHERIN
GRANTEE: AIKEN MELVIN D & KI
1903/1295 1/30/2014 SW U I 12 115,500
GRANTOR: THE BANK OF NEW YORK
GRANTEE: INGEBRIGTSEN CATHER

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006] W18 UOP=[YR=2019] N12 W24 S12 E24\$ W32 S32 UOP=[YR=2019] S8 E20 N8 W20\$ E50 N32 \$ PTR=E15 FUS=[YR=2006] E50 S32 W50 N32\$W15\$ PTR=S60 E30 FDG=[YR=2006] S40 E30 N40 W12 UOP=[YR=2019] N8 W16 S8 E16 \$ W18\$ W30 N60\$.	