BLOCK 2 LOT 41
SPRING HILL SUB # 2 PB 5/35

AUSTIN NINA M/GROOVER LOIS A L/E
95495 SPRINGHILL RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-550B-0002-0410

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	14	CARPET 100
Air Condition	01	NONE 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
Quality	03	Quality Level 03

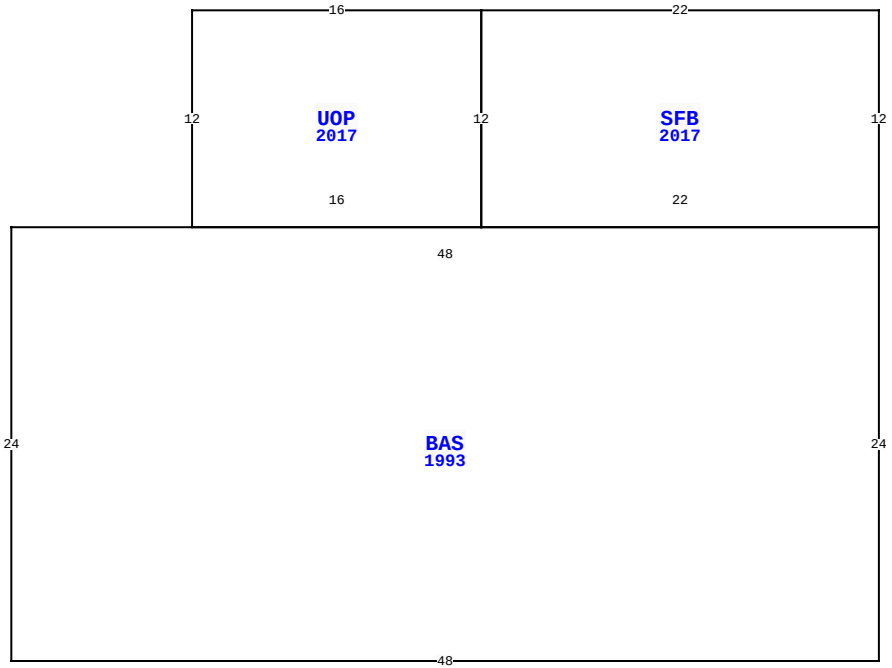
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	32,348
SFB	264	80	2017	211	5,925
UOP	192	25	2017	48	1,348
TOTALS	1,608			1,411	39,621

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,411	117.0000	93.60	132,070	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2021 Heated Area: 1363 HX Base Yr 2021



95495 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		39,621
TOTAL MARKET OB/XF VALUE		2,702
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		142,323
SOH/AGL Deduction		66,614
ASSESSED VALUE		75,709
TOTAL EXEMPTION VALUE	HX HB WX	55,709
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		142,323
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8691	REPAIR/RRF	300	02/25/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2685/604	12/18/2023	LE	U	I	11	100
GRANTOR: GROOVER LOIS ANN						
GRANTEE: THOMAS KIMBERLY GRO						
2344/1861	3/05/2020	QC	U	I	11	100
GRANTOR: KEITER DEBRA E						
GRANTEE: GROOVER LOIS A & NI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] N24 SFB=[YR=2017] N12 W22 UOP=[YR=2017] W16 S12 E16 N12$ S12 E22$ W48 S24 E48$.

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	0751	UOP	0	100	6	6	36.00	SF	10.00	10.00	100	1996	1996	3	23	83	
2	0940	SHEDS/PORT	0	100	20	16	320.00	SF	18.00	18.00	100	2000	2000	3	20	1,152	
3	0810	CONCRETE A	0	100	22	18	396.00	SF	6.50	6.50	100	1990	1990	3	57	1,467	

LAND DESCRIPTION

TOTAL OB/XF 2,702

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS