BLOCK 2 LOT 44
SPRING HILL SUB UNIT 2 PB 5/35

LIND LIZABETH CAREY REVOCABLE LIVING TRUST/HARRING
95579 SPRINGHILL RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-550B-0002-0440

BUILDING CHARACTERISTICS

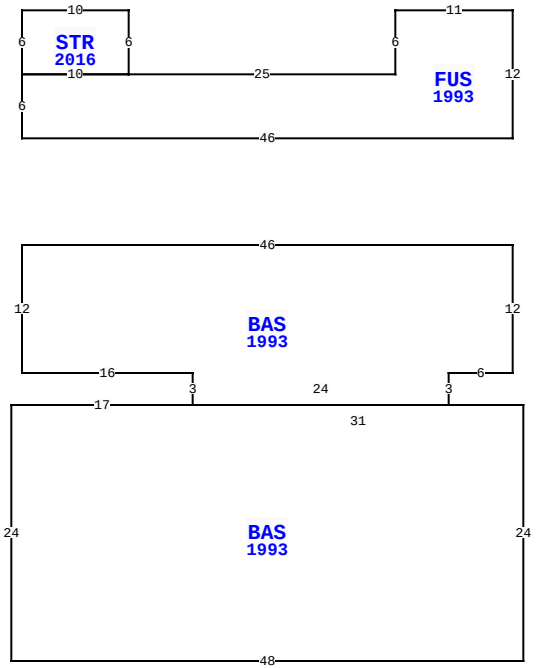
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	06	CUST PANEL 40
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	624	100	1993	624	41,534
BAS	1,152	100	1993	1,152	76,678
FUS	342	100	1993	342	22,764
STR	60	10	2016	6	400
TOTALS	2,178			2,124	141,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,124	154.0800	123.26	261,804	1983	2005	0	0	0	46.00	54.00

1 M/H 93- – 100% - 2017 Heated Area: 2118 HX Base Yr 2017



95579 SPRINGHILL RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		203,208
TOTAL MARKET OB/XF VALUE		2,690
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		305,898
SOH/AGL Deduction		134,458
ASSESSED VALUE		171,440
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		120,718
TOTAL JUST VALUE		305,898
NCON VALUE		61,834
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240005386	ART STUDIO SHED (	56,487	05/03/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2745/1865	10/25/2024	WD	U	I	11	100
GRANTOR: LIND LIZABETH C						
GRANTEE: LIND LIZABETH CAREY						
2087/0587	12/05/2016	WD	U	I	11	100
GRANTOR: CARTER KIMBERLY A & B						
GRANTEE: LIND LIZABETH C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 S12 E16 S3 BAS=[YR=1993] W17 S24 E48 N24 W31 $ E24 N3 E6 N12 $ PTR= N10 FUS=[YR=1993] N12 W11 S6 W25 STR=[YR=2016] N6 W10 S6 E10$ W10 S6 E46$ S10$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	
2	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1998	1998	3	20	128	
3	1242	WD DECK A	0	100	28	12	336.00	SF	10.00	10.00	100	1998	1998	3	20	672	

LAND DESCRIPTION

TOTAL OB/XF 2,690

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 02/20/2025 BY NWX 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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FERNANDINA BEACH, FL 32034

2025

45-2N-28-550B-0002-0440

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	02	SHED 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	08	ENG SPLIT 100
Heating Type	09	ENG F AIR 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
Quality	06	Quality Level 06

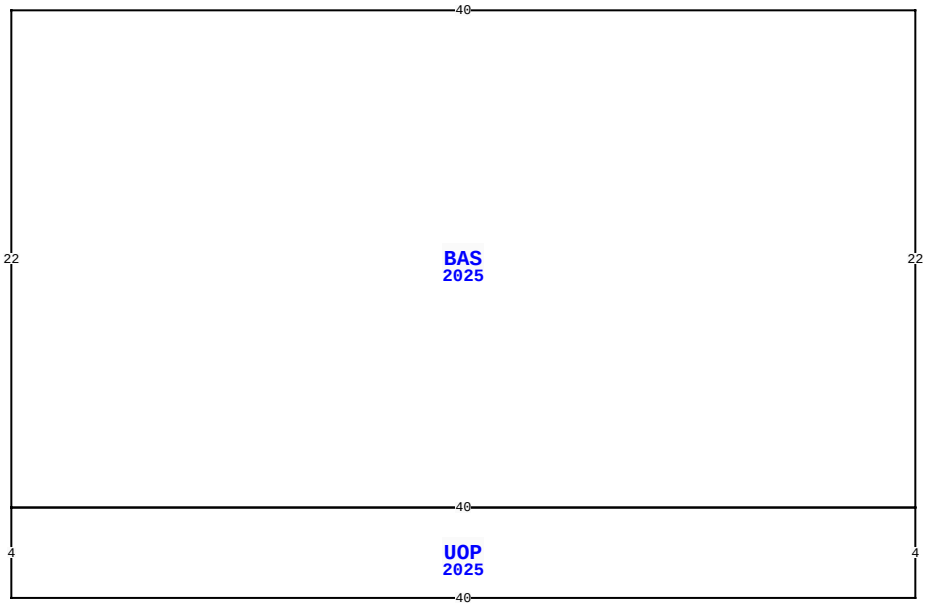
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	880	100	2025	880	59,664
UOP	160	20	2025	32	2,170
TOTALS	1,040			912	61,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	912	127.9260	67.80	61,834	2024	2024	0	0	0	0.00	100.00

2 ACCESORY U – 100% - 2025 Heated Area: 880 HX Base Yr 2017



95579 SPRINGHILL RD, FERNANDINA BEACH

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

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2087/0587	12/05/2016	WD	U	I	11	100
GRANTOR: CARTER KIMBERLY A & B						
GRANTEE: LIND LIZABETH C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E40 S22 W40 N22 $
UOP=[YR=2025;ORIG=10,32] E40 S4 W40 N4 $
.

EXTRA FEATURES

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

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/20/2025 BY NWX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS