BLOCK 2 LOT 49
IN OR 2117/1425
SPRING HILL SUB #2 PB 5/35

BURCHFIELD MICHAEL SHANE
95723 SPRINGHILL ROAD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-550B-0002-0490

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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04

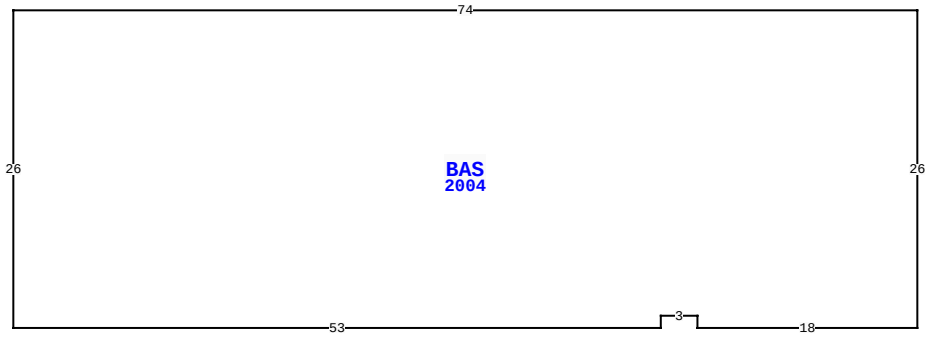
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,921	100	2004	1,921	123,917
TOTALS	1,921			1,921	123,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,921	135.5200	115.19	221,280	1996	2006	0	0	0	44.00	56.00

1 M/H 94+ – 0% - 0 Heated Area: 1921 HX Base Yr



95723 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	123,917
TOTAL MARKET OB/XF VALUE	2,414
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	226,331
SOH/AGL Deduction	31,239
ASSESSED VALUE	195,092
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	195,092
TOTAL JUST VALUE	226,331
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	200,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2117/1425	5/01/2017	SW	Q	I	01	130,000
GRANTOR: RIVER CITY HOLDINGS L						
GRANTEE: BURCHFIELD MICHAEL						
2036/0672	3/19/2016	SW	U	I	12	48,000
GRANTOR: LSF9 MASTER PARTICIPA						
GRANTEE: RIVER CITY HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W74 S26 E53 N1 E3 S1 E18 N26$.

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	1242	WD DECK A	0	0	5	10	50.00	SF	10.00	10.00	100	1998	1998	3	20	100	
2	1242	WD DECK A	0	0	6	20	120.00	SF	10.00	10.00	100	2002	2002	3	20	240	
3	1242	WD DECK A	0	0	6	10	60.00	SF	10.00	10.00	100	2010	2010	3	40	240	
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	77	1,540	
5	1242	WD DECK A	0	0	6	7	42.00	SF	10.00	10.00	100	2016	2016	3	70	294	

LAND DESCRIPTION

TOTAL OB/XF 2,414

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

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS