BLOCK 2 LOT 50
IN OR 1905/800
1998 FLEETCRAFT DW/MH

BURFORD JOHN
95751 SPRINGHILL RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-550B-0002-0500

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

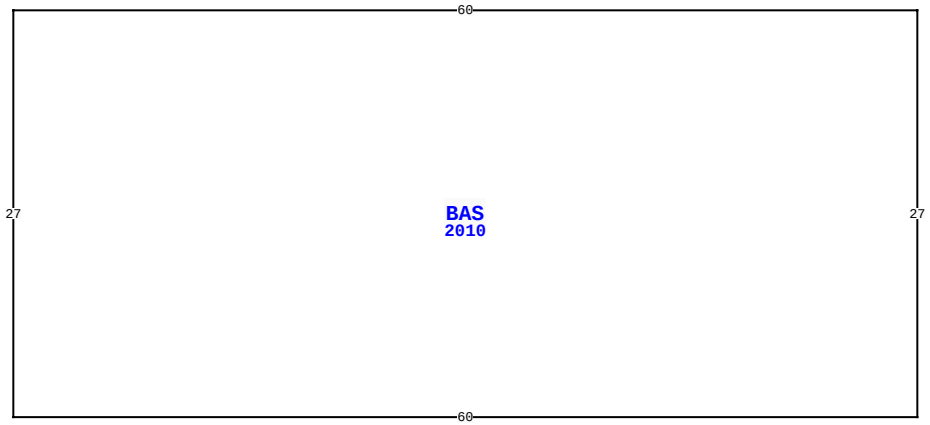
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2010	1,620	88,460
TOTALS	1,620			1,620	88,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	128.4800	109.21	176,920	1998	2003	0	0	0	50.00	50.00

2 M/H 94+ – 100% - 2015 Heated Area: 1620 HX Base Yr 2015



95751 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		88,460
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		188,460
SOH/AGL Deduction		122,714
ASSESSED VALUE		65,746
TOTAL EXEMPTION VALUE	HX HB WR	45,746
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		188,460
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971873	MH MOVE-ON	0	08/01/1997
961411	MH MOVE-ON	0	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1905/0800	2/21/2014	SW	Q	I	02	65,000
GRANTOR: FANNIE MAE						
GRANTEE: BURFORD JOHN & GEOR						
1884/1047	10/11/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W60 S27 E60 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

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
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 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