BLOCK 3 LOT 1 1998 SUNS DW
PT OR 1925/1716
SPRING HILL SUB UNIT 2 PB 5/35

PDJ LLC
PO BOX 15163
FERNANDINA BEACH, FL 32035

2025

45-2N-28-550B-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

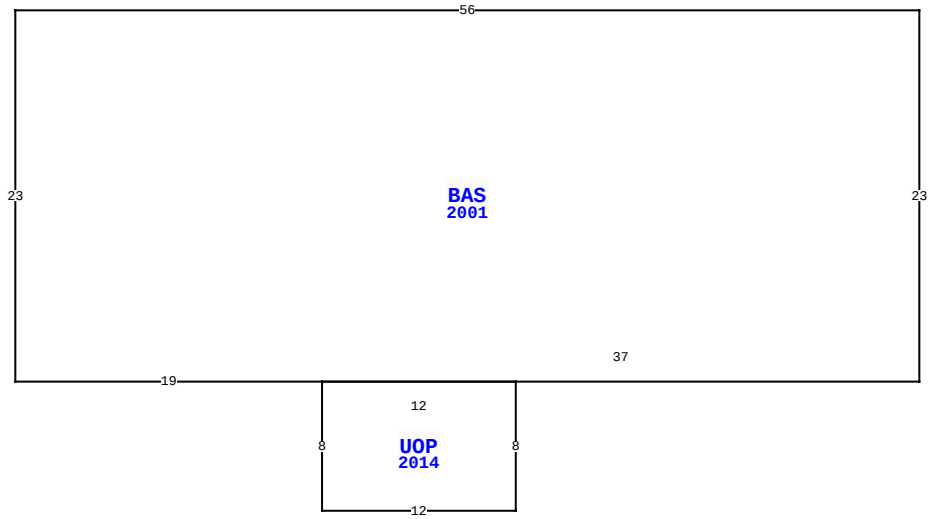
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	2001	1,288	59,346
UOP	96	25	2014	24	1,106
TOTALS	1,384			1,312	60,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,312	135.5200	115.19	151,129	1998	1998	0	0	0	60.00	40.00

1 M/H 94+ – 0% - 0 Heated Area: 1288 HX Base Yr



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

95724 SPRINGHILL RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	60,452
TOTAL MARKET OB/XF VALUE	1,826
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	162,278
SOH/AGL Deduction	50,030
ASSESSED VALUE	112,248
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	112,248
TOTAL JUST VALUE	162,278
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P015222	NEW CONSTR	0	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1925/1716	6/02/2014	WD	U	I	11	100
GRANTOR: TIFTON NASSAU LLC						
GRANTEE: PDJ LLC						
1915/1563	3/05/2014	WD	U	I	11	100
GRANTOR: TIFTON NASSAU LLC						
GRANTEE: PDJ LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W56 S23 E19 UOP=[YR=2014] S8 E12 N8 W12$ E37 N23$.

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	7	5	35.00	SF	10.00	10.00	100	2013	2013	3	55	193	
2	0810	CONCRETE A	0	0	0	0	276.00	SF	6.50	6.50	100	2011	2011	3	91	1,633	

LAND DESCRIPTION

TOTAL OB/XF 1,826

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 07/08/2020 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS