

SCHWEITZER MICHAEL C & CASIE L
95700 SPRINGHILL RD
FERNANDINA BEACH, FL 32034

45-2N-28-550B-0003-0020

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

Occupancy

25

10

12

01

03

04

04

00

05

1.

00

00

MOD METAL 100

STEEL FRME 100

MODULAR MT 100

MINIMUM 100

CONC FINSH 100

CENTRAL 100

AIR DUCTED 100

0 100

0.5 100

STEEL 100

1. 100

0 100

NONE 100

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

06

0700

MISC RESIDENTIAL

04

4004.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

FCP

FCP

PTO

2,500

800

800

1,148

100

25

25

5

2015

2022

2022

2022

2,500

200

200

57

63,640

5,091

5,091

1,451

TOTALS

5,248

2,957

75,273

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

6500

01

2,957

79.9940

29.60

87,527

2012

2012

0

0

0

14.00

86.00

1 GARAGE RES - 0% - 0

Heated Area: 2500

HX Base Yr

16

50

50

16

14

82

14

FCP

2022

BAS

2015

FCP

2022

PTO

2022

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/09/2025

MLU

EXTRA FEATURES

95700 SPRINGHILL RD, FERNANDINA BEACH

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

1

0937

WELL

0

0

0

0

1.00

UT

6,000.00

6,000.00

100

0

0

3

100

6,000

2

0936

SEPTC TANK

0

0

0

0

1.00

UT

6,000.00

6,000.00

100

0

0

3

100

6,000

LAND DESCRIPTION

TOTAL OB/XF

12,000

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

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

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

75,273

TOTAL MARKET OB/XF VALUE

12,000

TOTAL LAND VALUE - MARKET

100,000

TOTAL MARKET VALUE

187,273

SOH/AGL Deduction

30,887

ASSESSED VALUE

156,386

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

156,386

TOTAL JUST VALUE

187,273

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

169,033

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1694/0689

8/20/2010

WD

U

I

37

28,000

GRANTOR: KIRKLAND JOANN

GRANTEE: SCHWEITZER MICHAEL

0513/1056

3/27/1987

FS

U

V

100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W50 FCP=[YR=2022] W16 S50 PTO=[YR=2022] S14 E82 N14 W82\$ E16 N50\$ S50 E50 FCP=[YR=2022] E16 N50 W16 S50\$ N50\$.