BLOCK 3 LOT 3
SPRING HILL SUB 2 PB 5/35

WATSON IAN ALEXANDER
95664 SPRINGHILL RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-550B-0003-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	03	Quality Level 03

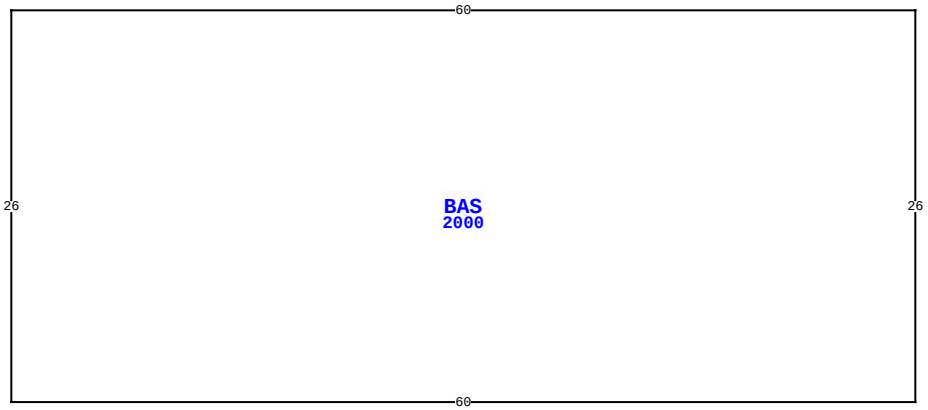
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2000	1,560	46,781
TOTALS	1,560			1,560	46,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	117.6000	99.96	155,938	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 2025 Heated Area: 1560 HX Base Yr



95664 SPRINGHILL RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	46,781
TOTAL MARKET OB/XF VALUE	6,597
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	153,378
SOH/AGL Deduction	0
ASSESSED VALUE	153,378
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,378
TOTAL JUST VALUE	153,378
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,167

PERMIT NUM	DESCRIPTION	AMT	ISSUED
992544	MH MOVE-ON	0	02/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2791/1266	5/23/2025	WD	Q	I	01	282,000
GRANTOR: LARENA PROPERTIES LLC						
GRANTEE: WATSON IAN ALEXANDE						
2708/1329	4/29/2024	CT	U	I	18	151,400
GRANTOR: CLERK OF COURT						
GRANTEE: LARENA PROPERTIES L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W60 S26 E60 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
2	1243	WD DECK F	0	0	30	12	360.00	SF	8.00	8.00	100	2005	2005	3	22	634	
3	1243	WD DECK F	0	0	28	12	336.00	SF	8.00	8.00	100	2010	2010	3	40	1,075	
4	0811	CONCRETE B	0	0	30	21	630.00	SF	5.20	5.20	100	1995	1995	3	68	2,228	

LAND DESCRIPTION

TOTAL OB/XF 6,597

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