BLOCK 3 LOT 4
SPRING HILL SUB #2 PB 5/35

BUCHANAN JEFFREY M & RAMONA J
95640 SPRINGHILL RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-550B-0003-0040

BUILDING CHARACTERISTICS

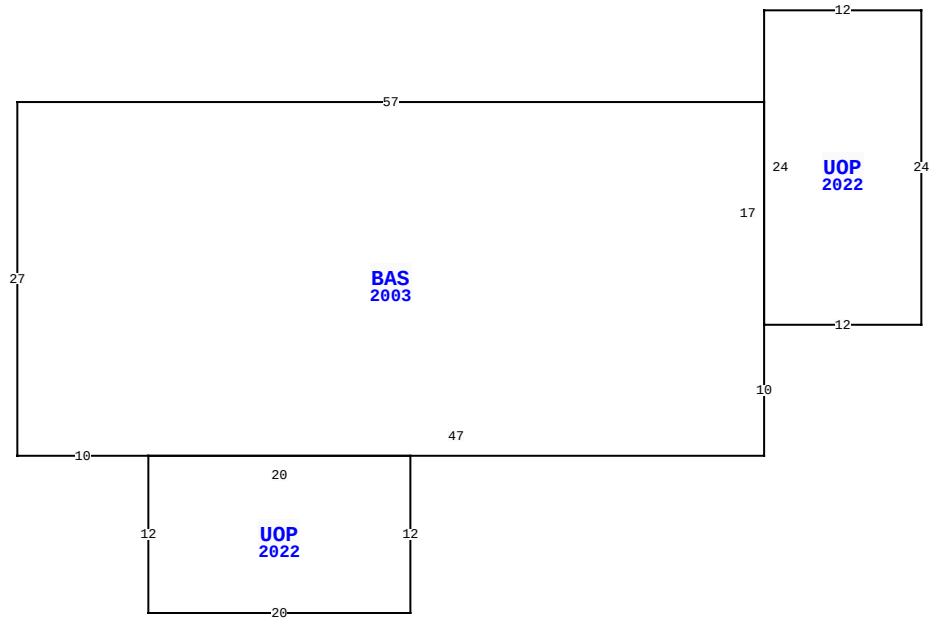
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,539	100	2003	1,539	121,422
UOP	240	25	2022	60	4,734
UOP	288	25	2022	72	5,681
TOTALS	2,067			1,671	131,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,671	140.6400	119.54	199,751	2003	2011	0	0	0	34.00	66.00

1 M/H 94+ – 100% - 2023 Heated Area: 1539 HX Base Yr 2023



95640 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 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		164,496
TOTAL MARKET OB/XF VALUE		20,590
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		285,086
SOH/AGL Deduction		45,185
ASSESSED VALUE		239,901
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		189,179
TOTAL JUST VALUE		285,086
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014856	MTL BLDG	34,571	10/05/2022
B15899	GARAGE	8,651	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2385/0421	8/10/2020	WD	Q	I	02	172,500
GRANTOR: ROCHESTER MICHAEL & D						
GRANTEE: BUCHANAN JEFFREY M						
2229/0503	10/10/2018	WD	U	I	37	15,000
GRANTOR: BOATRIGHT MICHAEL						
GRANTEE: ROCHESTER MICHAEL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W57 S27 E10 UOP=[YR=2022] S12 E20 N12 W20$
E47 N10 UOP=[YR=2022] E12 N24 W12 S24$ N17$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0510	GARAGE WD-	0	100	22	45	990.00	SF	35.00	35.00	100	2006	2006	3	40	13,860	
3	0351	CARPORT MT	0	100	20	40	800.00	SF	10.00	10.00	100	2008	2008	3	31	2,480	
4	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2008	2008	3	31	1,240	

LAND DESCRIPTION

TOTAL OB/XF 20,590

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 11/29/2022 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS

BLOCK 3 LOT 4
SPRING HILL SUB #2 PB 5/35

BUCHANAN JEFFREY M & RAMONA J
95640 SPRINGHILL RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-550B-0003-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

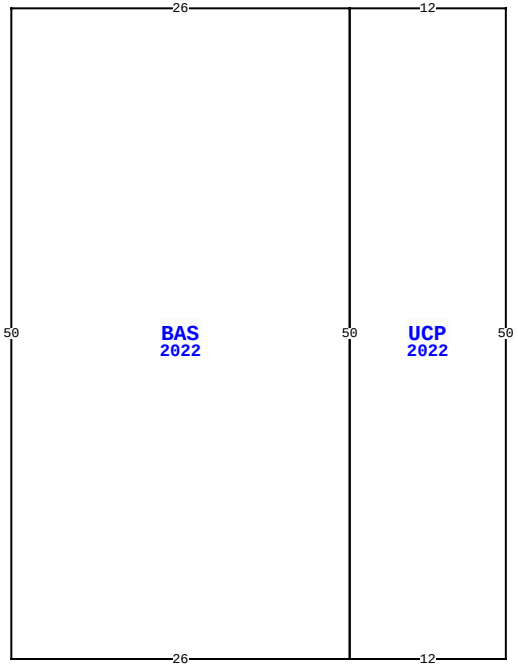
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	2022	1,300	29,901
UCP	600	20	2022	120	2,760
TOTALS	1,900			1,420	32,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,420	63.4400	23.47	33,327	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2023 Heated Area: 1300 HX Base Yr 2023



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

95640 SPRINGHILL RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		164,496
TOTAL MARKET OB/XF VALUE		20,590
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		285,086
SOH/AGL Deduction		45,185
ASSESSED VALUE		239,901
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		189,179
TOTAL JUST VALUE		285,086
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2385/0421	8/10/2020	WD	Q	I	02	172,500
GRANTOR: ROCHESTER MICHAEL & D						
GRANTEE: BUCHANAN JEFFREY M						
2229/0503	10/10/2018	WD	U	I	37	15,000
GRANTOR: BOATRIGHT MICHAEL						
GRANTEE: ROCHESTER MICHAEL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W26 S50E26 UCP=[YR=2022] E12 N50 W12 S50$ N50$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 11/29/2022 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS