BLOCK 3 LOT 10
SPRING HILL SUB UNIT 2 PB 5/35

ARNOLD DANIELLE
95472 SPRINGHILL ROAD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-550B-0003-0100

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	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

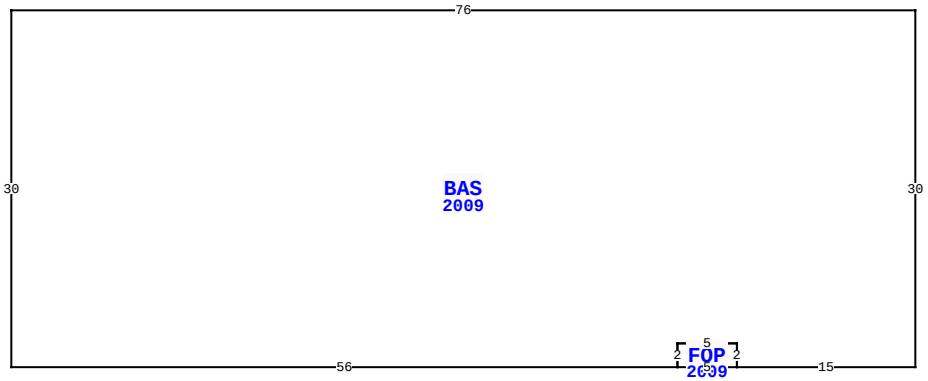
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,270	100	2009	2,270	229,751
FOP	10	30	2009	3	303
TOTALS	2,280			2,273	230,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,273	128.0400	108.83	247,371	2009	2019	0	0	0	7.00	93.00

2 M/H 94+ – 100% - 2023 Heated Area: 2270 HX Base Yr 2023



95472 SPRINGHILL RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		230,055
TOTAL MARKET OB/XF VALUE		7,923
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		327,978
SOH/AGL Deduction		28,466
ASSESSED VALUE		299,512
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		248,790
TOTAL JUST VALUE		327,978
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,062

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1907233	REPAIR/RRF	10,238	07/08/2019
C5184	CO ISSUED	0	05/15/2009
MH5184	MH MOVE-ON	0	04/01/2009
E21742	ELEC OTHER	0	04/01/2009
M14497	MECH OTHER	0	04/01/2009
P13734	OTHER	0	04/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2587/1697	8/29/2022	WD	Q	I	01	299,000
GRANTOR: H&H REAL ESTATE INVES						
GRANTEE: ARNOLD DANIELLE						
2556/0869	4/18/2022	WD	U	I	37	165,000
GRANTOR: LOWE SAMANTHA M						
GRANTEE: H&H REAL ESTATE INV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W76 S30 E56 FOP=[YR=2009] E5 N2 W5 S2 $ N2 E5 S2 E15 N30 $.

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	2009	2009	3	92	3,220	
2	0940	SHEDS/PORT	0	100	30	10	300.00	SF	20.10	20.10	100	2018	2018	3	78	4,703	

LAND DESCRIPTION

TOTAL OB/XF 7,923

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	0.90	100,000.00	90,000.00	90,000							

REVIEW DATE 09/25/2019 BY KWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS