BLOCK 3 LOT 11
SPRING HILL SUB UNIT 2 PB 5/35

GOLAS TRACY & CHER A
940805 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-550B-0003-0110

NASSAU COUNTY PROPERTY

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	03	Quality Level 03

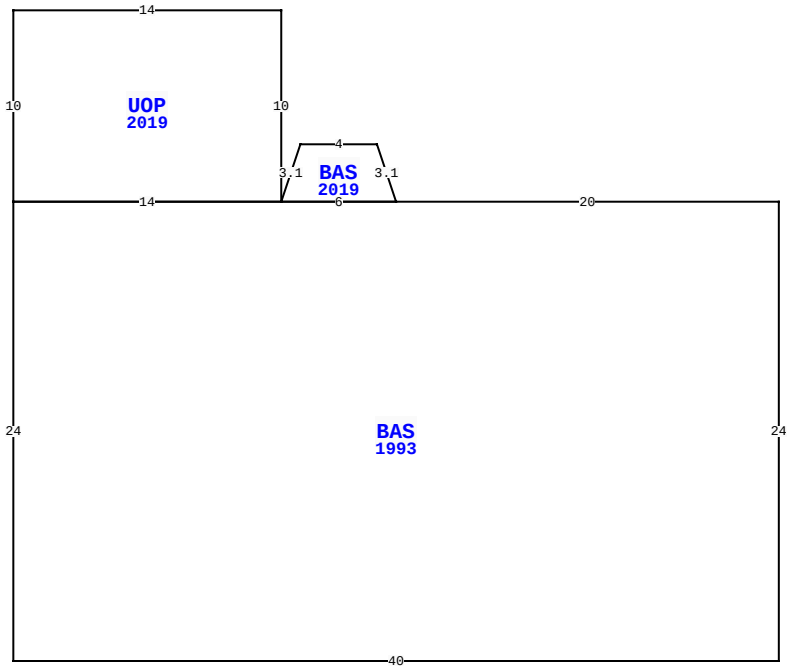
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	27,003
BAS	15	100	2019	15	422
UOP	140	25	2019	35	985
TOTALS	1,115			1,010	28,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,010	117.2000	93.76	94,698	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2023 Heated Area: 975 HX Base Yr 2023



95436 SPRINGHILL RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		28,409
TOTAL MARKET OB/XF VALUE		110
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		128,519
SOH/AGL Deduction		15,352
ASSESSED VALUE		113,167
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		62,445
TOTAL JUST VALUE		128,519
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7474	MH MOVE-ON	21,425	09/16/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2793/1876	6/11/2025	WD	Q	I	01	152,000
GRANTOR: LECLAIR TRAYCE & GREG						
GRANTEE: GOLAS TRACY & CHER						
2604/1104	11/20/2022	QC	U	I	11	100
GRANTOR: WORLEY ERNEST E						
GRANTEE: LECLAIR TRAYCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 BAS=[YR=2019] U3 L1 W4 D3 L1 E6$ W6
UOP=[YR=2019] N10 W14 S10 E14$ W14 S24 E40 N24$.

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	100	10	5	50.00	SF	10.00	10.00	100	2005	2005	3	22	110	

LAND DESCRIPTION

TOTAL OB/XF 110

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	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