



BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 4												
Exterior Wall	30	VINYL 100	0800	02	972	140.8800	119.75	116,397	1994	2014	0	0	0	28.00	72.00	VALUATION SUMMARY												
Roof Structure	03	GABLE/HIP 100	2 M/H 94+ - 100% - 2022														Heated Area: 972											
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2022											
Interior Wall	05	DRYWALL 100	27 36 36 27 BAS 2009																									
Interior Floor	14	CARPET 70																										
Interior Floor	13	LVT/LAMNT 30																										
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	972	100	2009	972	83,806																							
TOTALS			972			972	83,806																					
EXTRA FEATURES							95382 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	0810	CONCRETE A	0	100	40	8	80.00	SF	6.50	6.50	100	1992	1992	3	62	322												
2	1242	WD DECK A	0	100	8	26	208.00	SF	10.00	10.00	100	2019	2019	3	82	1,706												