BLOCK 3 LOT 17
IN OR 2134/1173
2007 PALM DW/MH

THORNTON MARK & DAWN
95274 SPRINGHILL RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-550B-0003-0170

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 70
Interior Floo	08	SHT VINYL 30
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	05	Quality Level 05

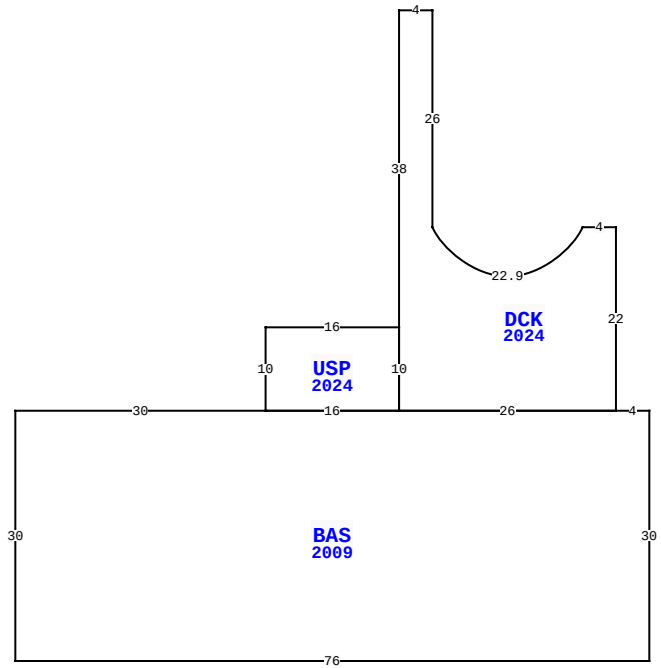
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2009	2,280	173,849
DCK	599	15	2024	90	6,863
USP	160	50	2024	80	6,100
TOTALS	3,039			2,450	186,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,450	140.1600	119.14	291,893	2007	2010	0	0	0	36.00	64.00

2 M/H 94+ – 100% - 2018 Heated Area: 2280 HX Base Yr 2018



95274 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		212,113
TOTAL MARKET OB/XF VALUE		3,900
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		316,013
SOH/AGL Deduction		116,677
ASSESSED VALUE		199,336
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		143,614
TOTAL JUST VALUE		316,013
NCON VALUE		25,301
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240008559	700 SF SHED?	44,933	07/23/2024
B24292	ADDITION	14,845	01/01/2011
C5243	CO ISSUED	0	02/01/2010
MH5243	MH MOVE-ON	0	01/01/2010
P14081	OTHER	0	01/01/2010
M14986	H/AC	0	12/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2134/1173	7/18/2017	WD	Q	I	01	160,500
GRANTOR: KULES JOSEPH JR & SAN						
GRANTEE: THORNTON MARK & DAW						
1541/0810	12/17/2007	WD	Q	I		59,500
GRANTOR: TEITSMA PHILIP & SUNG						
GRANTEE: KULES JOSEPH JR & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009;ORIG=-2,0] W4 W26 W16 W30 S30 E76 N30 $
DCK=[YR=2024;ORIG=-6,0] W26 N10 N38 E4 S26 E18F133 E4 S22 $
USP=[YR=2024;ORIG=-48,0] E16 N10 W16 S10 $
.

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	0351	CARPORT MT	0	100	30	20	600.00	SF	10.00	10.00	100	2024	2015		65	3,900	

LAND DESCRIPTION

TOTAL OB/XF 3,900

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 03/07/2024 BY NWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS

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2007 PALM DW/MH

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FERNANDINA BEACH, FL 32034

2025

45-2N-28-550B-0003-0170

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Quality	06	Quality Level 06

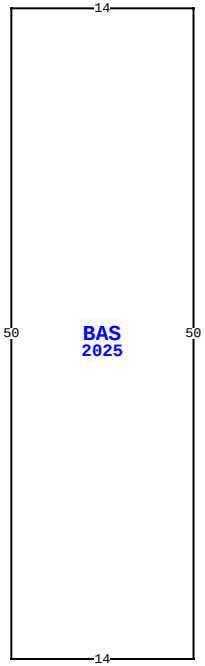
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	700	100	2025	700	25,301
TOTALS	700			700	25,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	700	98.6700	36.51	25,557	2024	2024	0	0	0	1.00	99.00

3 GARAGE RES – 100% - 2025 Heated Area: 700 HX Base Yr 2018



95274 SPRINGHILL RD, FERNANDINA BEACH

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TOTAL JUST VALUE		316,013
NCON VALUE		25,301
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
972018	MH MOVE-ON	0	11/01/1997
95990	MH MOVE-ON	0	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2134/1173	7/18/2017	WD	Q	I	01	160,500
GRANTOR: KULES JOSEPH JR & SAN						
GRANTEE: THORNTON MARK & DAW						
1541/0810	12/17/2007	WD	Q	I		59,500
GRANTOR: TEITSMA PHILIP & SUNG						
GRANTEE: KULES JOSEPH JR & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=50,10] E14 S50 W14 N50 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/07/2024 BY NWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS