BLOCK 3 LOT 19
IN OR 1762/1488
2011 CHAMPION DW/MH

VANIER DALE R & SHARON K
95212 SPRINGHILL RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-550B-0003-0190

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

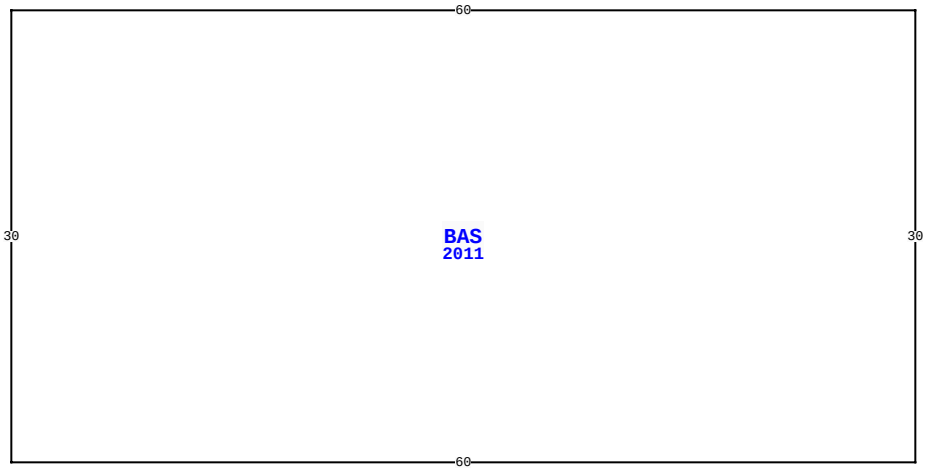
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2011	1,800	141,538
TOTALS	1,800			1,800	141,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	140.1600	119.14	214,452	2011	2011	0	0	0	34.00	66.00

1 M/H 94+ – 100% - 2012 Heated Area: 1800 HX Base Yr 2012



95212 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		141,538
TOTAL MARKET OB/XF VALUE		3,877
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		245,415
SOH/AGL Deduction		138,549
ASSESSED VALUE		106,866
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		56,144
TOTAL JUST VALUE		245,415
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5354	CO ISSUED	0	08/26/2011
P14863	NEW CONSTR	0	07/01/2011
MH5354	MH MOVE-ON	0	07/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1762/1488	6/01/2011	WD	U	V	11	100
GRANTOR: MCDONALD JAMES L						
GRANTEE: VANIER DALE R & SHA						
1741/0929	6/01/2011	WD	Q	V	02	19,900
GRANTOR: MCDONALD JAMES L						
GRANTEE: VANIER DALE R & SHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W60 S30 E60 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	0810	CONCRETE A	0	100	0	0	266.00	SF	6.50	6.50	100	2011	2011	3	91	1,573	
2	0752	USP	0	100	12	20	240.00	SF	15.00	15.00	100	2012	2012	3	64	2,304	

LAND DESCRIPTION

TOTAL OB/XF 3,877

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS