BLOCK 3 LOT 21
IN OR 2027/1463
SPRING HILL SUB UNIT 2 PB 5/35

DOUGLAS ROBIN &/GEISSLER FRED
95158 SPRINGHILL RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-550B-0003-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

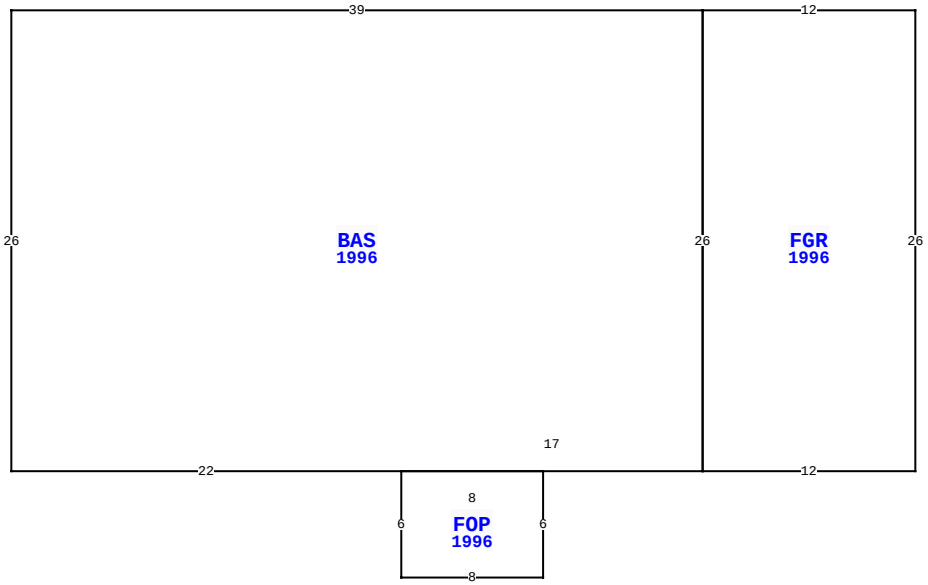
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,014	100	1996	1,014	107,156
FGR	312	55	1996	172	18,176
FOP	48	30	1996	14	1,479
TOTALS	1,374			1,200	126,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,200	122.8752	122.88	147,456	1996	1996	0	0	0	14.00	86.00

1 SINGLE FAM – 100% - 2017 Heated Area: 1014 HX Base Yr 2017



95158 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		126,812
TOTAL MARKET OB/XF VALUE		1,911
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		228,723
SOH/AGL Deduction		127,246
ASSESSED VALUE		101,477
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		50,755
TOTAL JUST VALUE		228,723
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED
972392	REMODEL	0	11/01/1997
96 02571	NEW CONSTR	50,000	03/04/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2027/1463	2/04/2016	QC	U	I	11	120,000
GRANTOR: CARVER FRANK J &						
GRANTEE: DOUGLAS ROBIN & FRE						
1524/1834	9/13/2007	QC	Q	I	06	100
GRANTOR: MOSS THOMAS H						
GRANTEE: CARVER FRANK J & JA						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1996] W12 BAS=[YR=1996] W39 S26 E22 FOP=[YR=1996] S6 E8 N6 W8$ E17 N26$ S26 E12 N26$.

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	24.00	SF	6.50	6.50	100	1996	1996	3	70	109	
2	0810	CONCRETE A	0	100	0	0	360.00	SF	6.50	6.50	100	2000	2000	3	77	1,802	

LAND DESCRIPTION

TOTAL OB/XF 1,911

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 09/25/2019 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS