

LOT 16
IN OR 842/1219
SPRING HILL #4 PB 6/43

QUANT STAFFINGS LLC
2677 BENZ PL
FERNANDINA BEACH, FL 32034

2025

45-2N-28-550D-0016-0000



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	1,566	100	1999	1,566	31,201
TOTALS	1,566			1,566	31,201

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,566	117.2000	99.62	156,005	1999	1999	0	0	25	58.00	20.00
1 M/H 94+ - 0% - 0												
Heated Area: 1566												
HX Base Yr												
27												
BAS 1999												
58												
27												
58												

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4			Tax Dist:				
BUILDING MARKET VALUE				31,201			
TOTAL MARKET OB/XF VALUE				0			
TOTAL LAND VALUE - MARKET				200,000			
TOTAL MARKET VALUE				231,201			
SOH/AGL Deduction				133,231			
ASSESSED VALUE				97,970			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				97,970			
TOTAL JUST VALUE				231,201			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				177,530			