BLOCK 2 LOT 3
SPRING HILL SUB #2 PB 5/35

VASQUEZ REGINA MARIE & JOSE A/WOODARD-VASQUEZ JERS
1339 OSWEGO ST
COLORADO SPRINGS, CO 80904

2026

45-2N-28-550B-0002-0030

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	13	LVT/LAMNT 100
Interior Floo	14	CARPET 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Quality	04	Quality Level 04

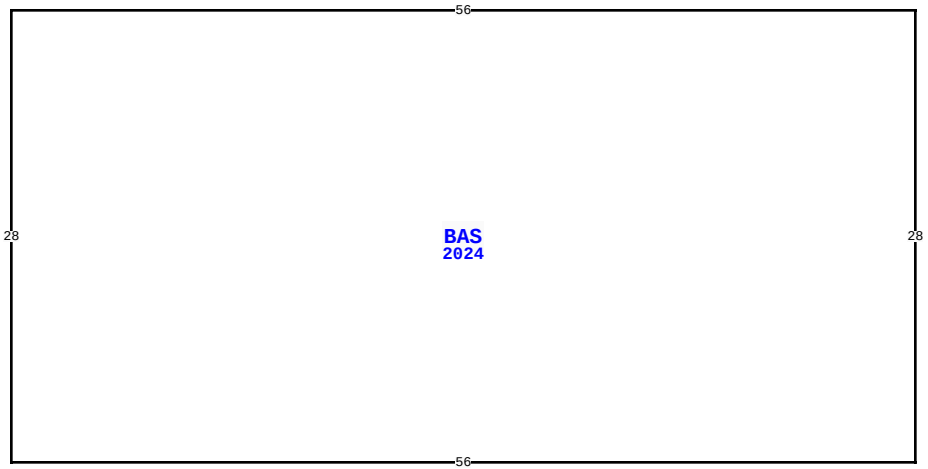
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	2024	1,568	174,667
TOTALS	1,568			1,568	174,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,568	127.6000	114.84	180,069	2022	2022	0	0	0	3.00	97.00

2 M/H 94+ 0% - 2024 Heated Area: 1568 HX Base Yr



95608 CLEARWATER 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	185,676
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	285,676
SOH/AGL Deduction	19,537
ASSESSED VALUE	266,139
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	266,139
TOTAL JUST VALUE	285,676
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	277,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO230006374			05/17/2023
03012023	MH MOVE-ON	0	04/06/2023
94691	MH MOVE-ON	9,500	12/01/1994
6969	XFOB	13,056	01/30/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2866/232	4/24/2026	WD	Q	I	01	305,000
GRANTOR: SMARTLEY DENNIS & CHR						
GRANTEE: VASQUEZ REGINA MARI						
2826/255	10/23/2025	WD	U	I	11	100
GRANTOR: SMARTLEY DENNIS & CHR						
GRANTEE: SMARTLEY DENNIS & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=34,10] E56 S28 W56 N28 $
.

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
1	000100	C	RES	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 06/28/2023 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS

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2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

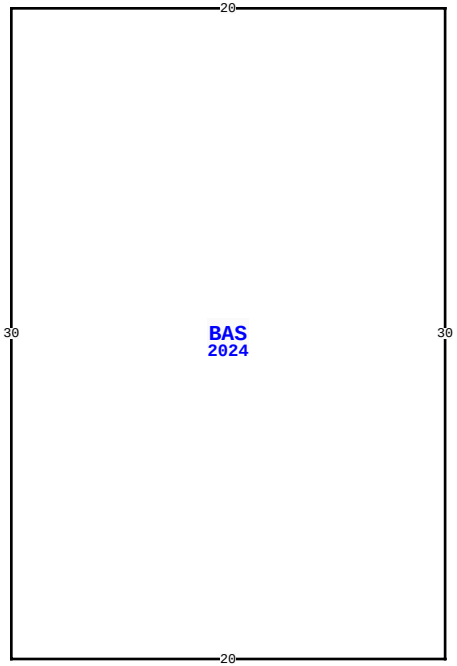
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Floo	03	CONC FINSH 100
Frame	05	STEEL 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2024	600	11,009
TOTALS	600			600	11,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	50.6000	19.73	11,838	2018	2018	0	0	0	7.00	93.00

3 GARAGE RES 0% - 2024 Heated Area: 600 HX Base Yr



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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: VASQUEZ REGINA MARI						
2826/255	10/23/2025	WD	U	I	11	100
GRANTOR: SMARTLEY DENNIS & CHR						
GRANTEE: SMARTLEY DENNIS & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,10] S30 E20 N30 W20 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/28/2023 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS