BLOCK 2 LOT 5
IN OR 2145/1858
SPRING HILL SUB UNIT 2 PB 5/35

VERMILLION STEVEN M & KIMBERLY S
16234 N STATE ROAD 9
SUMMITVILLE, IN 46070

2026

45-2N-28-550B-0002-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	04	Quality Level 04

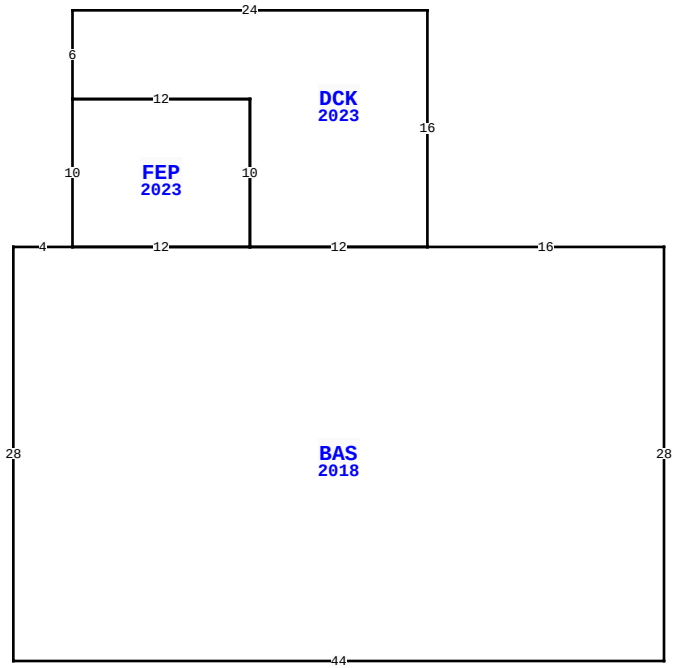
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100	2018	1,232	121,507
DCK	264	15	2023	40	3,945
FEP	120	85	2023	102	10,060
TOTALS	1,616			1,374	135,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,374	128.9200	116.03	159,425	2018	2018	0	0	0	15.00	85.00

1 M/H 94+ 0% - 0 Heated Area: 1334 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

95552 CLEARWATER RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	156,008
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	256,008
SOH/AGL Deduction	39,208
ASSESSED VALUE	216,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	216,800
TOTAL JUST VALUE	256,008
NCON VALUE	14,004
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH185359	CO ISSUED	0	11/09/2018
B1808456	GARAGE	43,498	11/01/2018
MH185359	MH MOVE-ON	0	08/01/2018
971792	MH MOVE-ON	0	06/01/1997
95-991	MH MOVE-ON	0	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2145/1858	9/09/2017	WD	Q	I	01	53,000
GRANTOR: KNEELAND REBECCA						
GRANTEE: VERMILLION STEVEN M						
2140/0246	8/02/2017	QC	U	I	11	100
GRANTOR: CRUMMEY MELBA L N/K/A						
GRANTEE: KNEELAND REBECCA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W16 W12 W12 W4 S28 E44 N28 $
DCK=[YR=2023;ORIG=-16,0] W12 N10 W12 N6 E24 S16 $
FEP=[YR=2023;ORIG=-40,-10] E12 S10 W12 N10 $
.

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
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 01/01/2023 BY CD 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	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

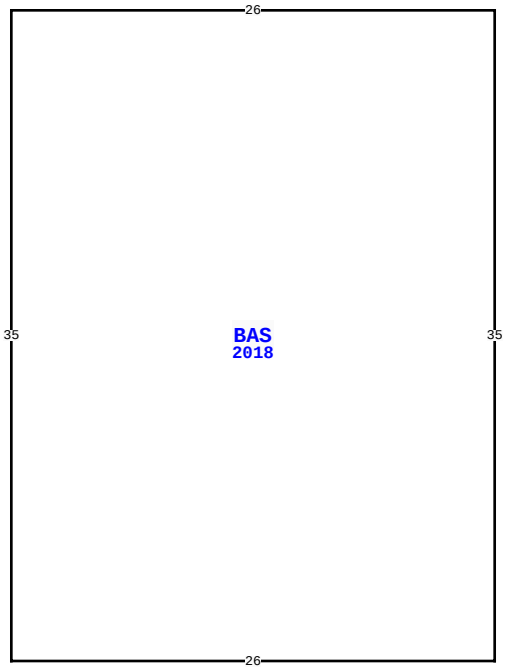
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100	2018	910	20,497
TOTALS	910			910	20,497

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	910	62.1000	24.22	22,040	2018	2018	0	0	0	7.00	93.00

2 GARAGE RES 0% - 0 Heated Area: 910 HX Base Yr



95552 CLEARWATER RD, FERNANDINA BEACH

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BASE TAXABLE VALUE	216,800
TOTAL JUST VALUE	256,008
NCON VALUE	14,004
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: KNEELAND REBECCA						
GRANTEE: VERMILLION STEVEN M						
2140/0246	8/02/2017	QC	U	I	11	100
GRANTOR: CRUMMEY MELBA L N/K/A						
GRANTEE: KNEELAND REBECCA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W26 S35 E26 N35$.

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS