BLOCK 2 LOT 28 EX S-1
IN OR 1323/1850
2002 MERT DW/MH

TUMBLIN DOROTHY E
95037 SPRINGHILL ROAD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-550B-0002-0282

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		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

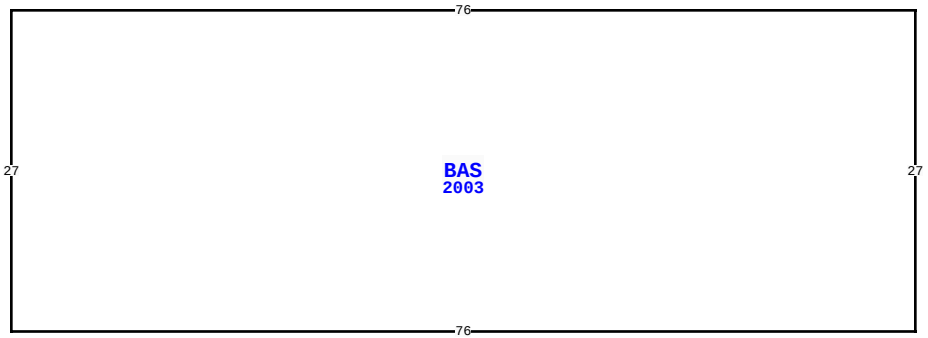
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2003	2,052	109,523
TOTALS	2,052			2,052	109,523

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	128.9200	116.03	238,094	2002	2002	0	0	0	54.00	46.00

1 M/H 94+ 100% - 2006 Heated Area: 2052 HX Base Yr 2006



95037 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		109,523
TOTAL MARKET OB/XF VALUE		2,640
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		212,163
SOH/AGL Deduction		124,756
ASSESSED VALUE		87,407
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		30,996
TOTAL JUST VALUE		212,163
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU03405	MH MOVE-ON	0	03/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1323/1850	6/08/2005	WD	Q	I		117,900
GRANTOR: WOOD CHARLES W & PATR						
GRANTEE: TUMBLIN FRANK J & D						
1141/0920	5/30/2003	WD	U	V	07	100
GRANTOR: REGISTER RONALD D & D						
GRANTEE: WOOD CHARLES W & PA						

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
2	1242	WD DECK A	0	100	16	12	192.00	SF	10.00	10.00	100	2013	2013	3	50	960	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	84	1,680	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W76 S27 E76 N27$.

LAND DESCRIPTION

TOTAL OB/XF 2,640

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 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