BLOCK 2 LOT 33
SPRING HILL SUB #2 PB 5/35

BECHAN JAMES THOMAS & SHERRI LYNN
95259 SPRINGHILL RD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-550B-0002-0330

BUILDING CHARACTERISTICS

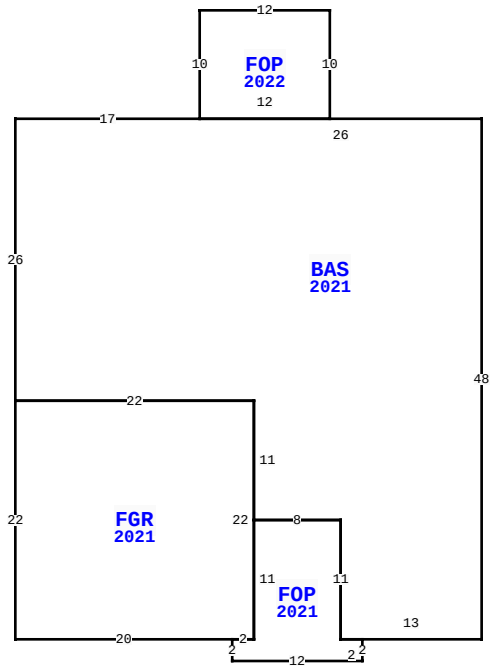
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,492	100	2021	1,492	241,092
FGR	484	55	2021	266	42,982
FOP	112	30	2021	34	5,494
FOP	120	30	2022	36	5,817
TOTALS	2,208			1,828	295,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,828	118.0200	164.05	299,883	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2023 Heated Area: 1492 HX Base Yr 2023



95259 SPRINGHILL RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		295,385
TOTAL MARKET OB/XF VALUE		72,967
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		468,352
SOH/AGL Deduction		8,455
ASSESSED VALUE		459,897
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		408,486
TOTAL JUST VALUE		468,352
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		463,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007501	ADDITION	8,880	08/01/2022
22010945	SWIM POOL	68,362	07/19/2022
C2103949	CO ISSUED	0	12/01/2021
B2103949	NEW CONSTR	217,196	03/31/2021
R1413895	REMODEL	1,800	04/01/2014
7856	MH MOVE-ON	31,000	07/03/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2457/0295	4/19/2021	QC	U	I	11	100
GRANTOR: BECHAN JAMES T						
GRANTEE: BECHAN JAMES THOMAS						
1437/0562	8/15/2006	WD	U	I	07	100
GRANTOR: JOHNSON REBECCA M						
GRANTEE: BECHAN JAMES T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=-34,10] W17 S26 E22 S11 E8 S11 E13 N48 W26 $
FGR=[YR=2021;ORIG=-51,36] S22 E20 E2 N22 W22 $
FOP=[YR=2022;ORIG=-22,0] W12 S10 E12 N10 $
FOP=[YR=2021;ORIG=-31,58] S2 E12 N2 W2 N11 W8 S11 W2 $
.

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
5	0912	SCRN RM G	1	100	0	0	1,176.00	SF	21.00	21.00	100	2024	2023		93	22,967	
6	0860	POOL/SPA	1	100	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 72,967

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 03/08/2023 BY NWX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS