BLOCK 2 LOT 34
SPRING HILL SUB #2 PB 5/35

POPWELL JOHN WAYNE JR
95275 SPRINGFIELD ROAD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-550B-0002-0340

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 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		1 100
Quality	03	Quality Level 03

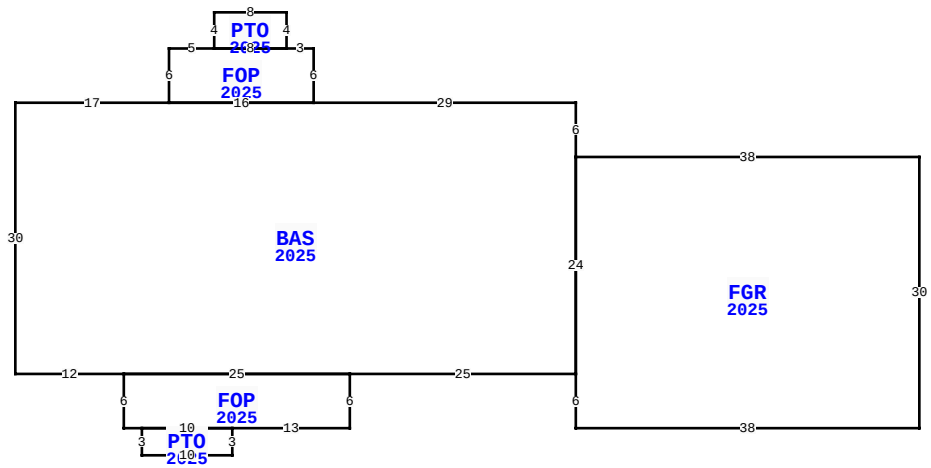
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	2025	1,860	342,147
FGR	1,140	55	2025	627	115,336
FOP	96	30	2025	29	5,335
FOP	150	30	2025	45	8,277
PTO	30	5	2025	2	368
PTO	32	5	2025	2	368
TOTALS	3,308			2,565	471,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,565	111.6480	185.34	475,397	2024	2024	0	0	0	0.75	99.25

1 SFR CUST 100% - 2025 Heated Area: 1860 HX Base Yr 2025



95275 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		471,832
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		571,832
SOH/AGL Deduction		175,519
ASSESSED VALUE		396,313
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		344,902
TOTAL JUST VALUE		571,832
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		567,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250000121	PRIVATE PROVIDER	388,833	01/06/2025
B240005293	H1860 G1134 P246	388,833	05/02/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2687/165	12/20/2023	WD	Q	V	01	155,000
GRANTOR: KELLY TOM JOSEPH & BE						
GRANTEE: POPWELL JOHN WAYNE						
2552/1893	4/05/2022	WD	Q	V	01	135,000
GRANTOR: BRAZIT GROUP INC						
GRANTEE: KELLY TOM JOSEPH &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E17 E16 E29 S6 S24 W25 W25 W12 N30 $
FOP=[YR=2025;ORIG=22,40] E25 S6 W13 W10 W2 N6 $
PTO=[YR=2025;ORIG=34,46] W10 S3 E10 N3 $
FOP=[YR=2025;ORIG=27,10] E16 N6 W3 W8 W5 S6 $
PTO=[YR=2025;ORIG=32,4] E8 N4 W8 S4 $
FGR=[YR=2025;ORIG=72,16] E38 S30 W38 N6 N24 $
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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	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 02/20/2025 BY NWX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS