BLOCK 2 LOT 38 R673997
IN OR 1048/184-187
SPRING HILL SUB #2 PB 5/35

PARKER DAVID W EST
C/O ASHLEY COLLINS, 85720 ALENE RD
YULEE, FL 32097

2026

45-2N-28-550B-0002-0380

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

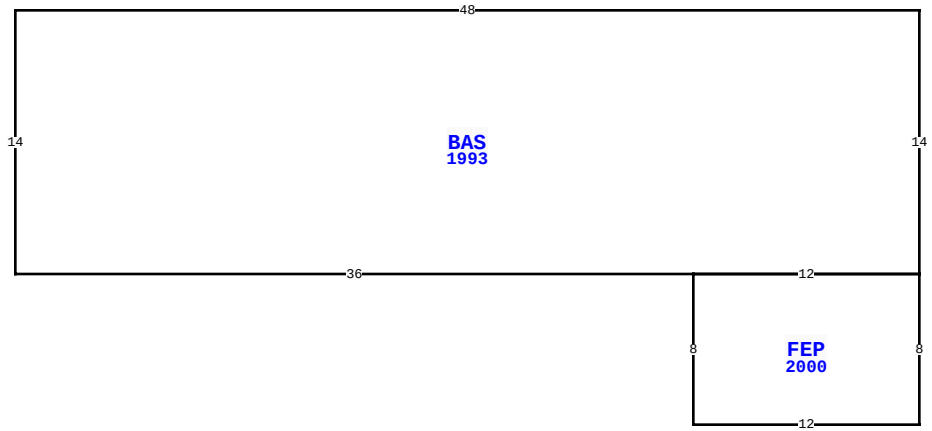
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	18,096
FEP	96	85	2000	82	2,208
TOTALS	768			754	20,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	754	105.6000	89.76	67,679	1986	1986	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 754 HX Base Yr



95411 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	20,304
TOTAL MARKET OB/XF VALUE	120
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	120,424
SOH/AGL Deduction	50,958
ASSESSED VALUE	69,466
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,466
TOTAL JUST VALUE	120,424
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1048/0187	4/04/2002	QC	Q	I	01	100
GRANTOR: PARKER DWIGHT W						
GRANTEE: PARKER DAVID W						
1048/0186	4/04/2002	WD	Q	I	01	100
GRANTOR: PARKER JAMES R III						
GRANTEE: PARKER DAVID W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S14 E36 FEP=[YR=2000] S8 E12 N8 W12$ E12 N14$.

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
1	1242	WD DECK A	0	0	20	3	60.00	SF	10.00	10.00	100	2000	2000	3	20	120	

LAND DESCRIPTION

TOTAL OB/XF 120

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 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