BLOCK 2 LOT 39
SPRING HILL SUB UNIT 2 PB 5/35

MCCORMICK NIKKI JO/CAUDILL JAMES LEE
95437 SPRINGHILL ROAD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-550B-0002-0390

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04

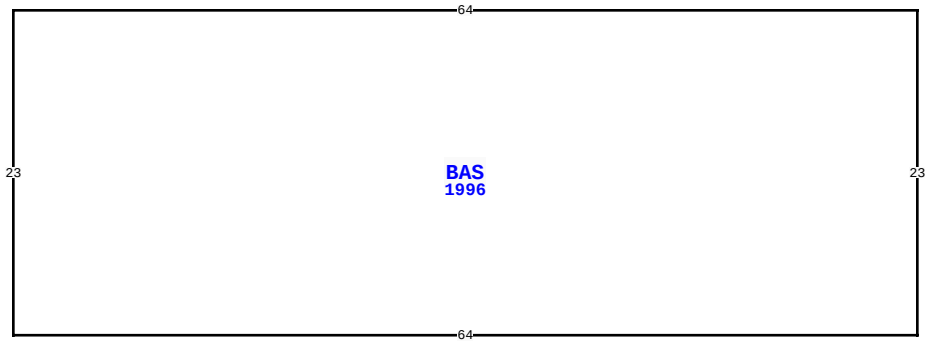
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,472	100	1996	1,472	53,862
TOTALS	1,472			1,472	53,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,472	135.5200	121.97	179,540	1996	1996	0	0	0	70.00	30.00

1 M/H 94+ 100% - 2021 Heated Area: 1472 HX Base Yr 2021



95437 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		53,862
TOTAL MARKET OB/XF VALUE		3,499
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		157,361
SOH/AGL Deduction		53,173
ASSESSED VALUE		104,188
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		52,777
TOTAL JUST VALUE		157,361
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1807200	STRG SHED	16,060	07/16/2018
961567	MH MOVE-ON	0	11/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2576/0321	7/07/2022	LE	U	I	11	100
GRANTOR: CAUDILL BARBARA						
GRANTEE: MCCORMICK NIKKI JO						
2143/1691	8/29/2017	LE	U	I	11	100
GRANTOR: MCGUIRE MYRTLE F						
GRANTEE: MCGUIRE MYRTLE F L/						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W64 S23 E64 N23$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	76	2,660	
2	1243	WD DECK F	0	100	8	8	64.00	SF	8.00	8.00	100	2005	2005	3	21	108	
3	1242	WD DECK A	0	100	0	0	348.00	SF	10.00	10.00	100	2005	2005	3	21	731	

LAND DESCRIPTION

TOTAL OB/XF 3,499

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