BLOCK 2 LOT 40
IN OR 2116/352
SPRING HILL SUB UNIT 2 PB 5/35

AIKEN MELVIN D JR & KIMBERLY N/AIKEN MELVIN D & GR
95461 SPRINGHILL ROAD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-550B-0002-0400

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

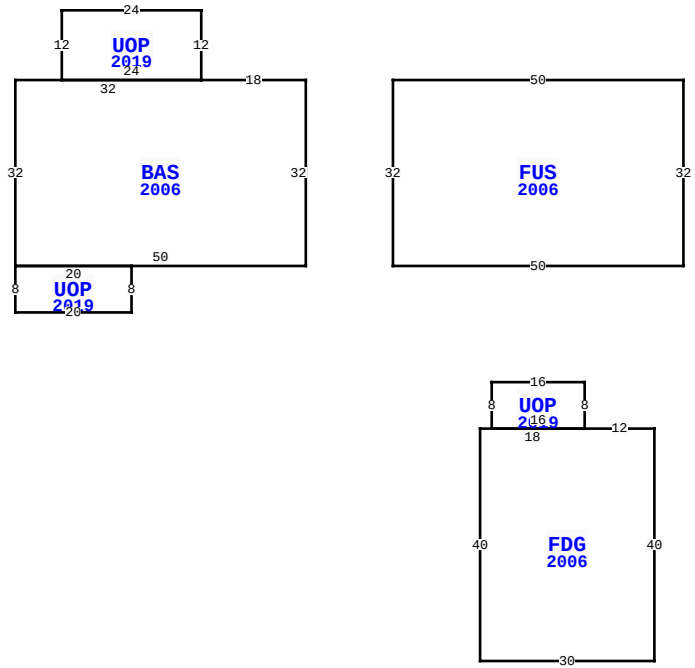
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,600	100	2006	1,600	164,468
FDG	1,200	60	2006	720	74,010
FUS	1,600	100	2006	1,600	164,468
UOP	128	20	2019	26	2,673
UOP	160	20	2019	32	3,290
UOP	288	20	2019	58	5,962
TOTALS	4,976			4,036	414,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,036	107.8792	113.27	457,158	2006	2006	0	0	0	9.25	90.75

2 SINGLE FAM 100% - 2024 Heated Area: 3200 HX Base Yr



95461 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		414,871
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		514,871
SOH/AGL Deduction		22,877
ASSESSED VALUE		491,994
TOTAL EXEMPTION VALUE	13	491,994
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		514,871
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		498,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10372	MECH OTHER	0	09/01/2005
C0515365	CO ISSUED	211,200	06/01/2005
P0509585	OTHER	0	06/01/2005
R0507733	REPAIR/RRF	2,600	06/01/2005
R0507734	REPAIR/RRF	1,200	06/01/2005
E0515142	ELEC OTHER	7,000	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2116/0352	4/18/2017	WD	Q	I	01	225,000
GRANTOR: INGEBRIGTSEN CATHERIN						
GRANTEE: AIKEN MELVIN D & KI						
1903/1295	1/30/2014	SW	U	I	12	115,500
GRANTOR: THE BANK OF NEW YORK						
GRANTEE: INGEBRIGTSEN CATHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W18 UOP=[YR=2019] N12 W24 S12 E24$ W32 S32 UOP=[YR=2019] S8 E20 N8 W20$ E50 N32 $ PTR=E15 FUS=[YR=2006] E50 S32 W50 N32$W15$ PTR=S60 E30 FDG=[YR=2006] S40 E30 N40 W12 UOP=[YR=2019] N8 W16 S8 E16 $ W18$ W30 N60$.

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	0006	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