BLOCK 2 LOT 42
R334357 & R334358
SPRING HILL SUB #2 PB 5/35

LOTS OF TENS LLC
5491 LEONARD ST
FERNANDINA BEACH, FL 32034

2026

45-2N-28-550B-0002-0420

BUILDING CHARACTERISTICS

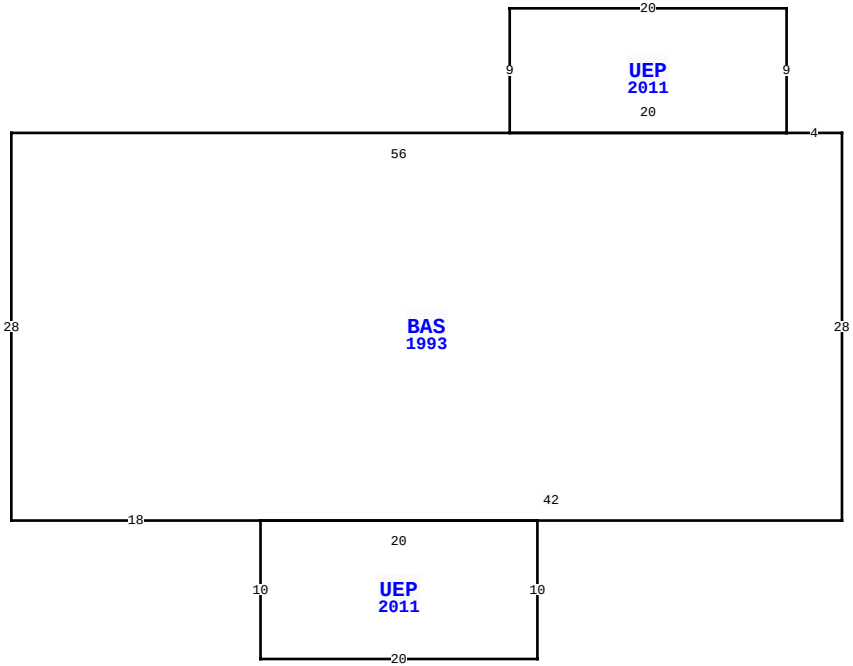
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD 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	1,680	100	1993	1,680	52,693
UEP	180	70	2011	126	3,952
UEP	200	70	2011	140	4,391
TOTALS	2,060			1,946	61,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,946	123.0000	104.55	203,454	1987	1995	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 1680 HX Base Yr



95531 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	61,036
TOTAL MARKET OB/XF VALUE	7,808
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	168,844
SOH/AGL Deduction	26,923
ASSESSED VALUE	141,921
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	141,921
TOTAL JUST VALUE	168,844
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	162,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4560	N/A	15,232	12/27/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2500/1566	9/28/2021	WD	Q	I	02	117,500
GRANTOR: PERRY BEVERLY J						
GRANTEE: LOTS OF TENS LLC						
0528/0234	9/18/1987	QC	U	V		100
GRANTOR: CARTER BELINDA						
GRANTEE: MAY CHARLES E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 UEP=[YR=2011] N9 W20 S9 E20$ W56 S28 E18
UEP=[YR=2011] S10 E20 N10 W20 $ E42 N28$.

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	0510	GARAGE WD-	0	0	28	32	896.00	SF	35.00	35.00	100	1986	1986	3	20	6,272	
2	0681	POLE SHED	0	0	32	10	320.00	SF	15.00	15.00	100	2005	2005	3	32	1,536	

LAND DESCRIPTION

TOTAL OB/XF 7,808

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