BLOCK 2 LOT 45
SPRING HILL SUB UNIT 2 PB 5/35

WENGEL CHRISTOPHER RICHARD & WAKAKO
95605 SPRINGHILL RD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-550B-0002-0450

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
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		1 100
Quality	04	Quality Level 04

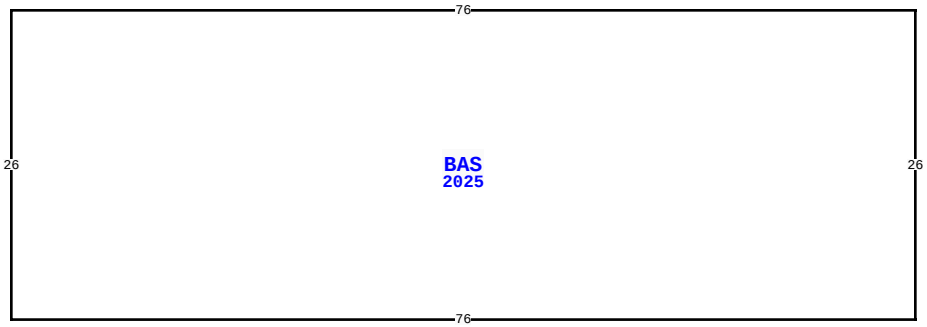
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	2025	1,976	225,437
TOTALS	1,976			1,976	225,437

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,976	128.0400	115.24	227,714	2024	2024	0	0	0	1.00	99.00

1 M/H 94+ 0% - 2025 Heated Area: 1976 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	225,437
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	325,437
SOH/AGL Deduction	0
ASSESSED VALUE	325,437
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	325,437
TOTAL JUST VALUE	325,437
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	325,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240007975	NEW MOBILE HOME	0	07/08/2024
MH240002379	NEW MOBILE HOME	0	02/29/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2878/1371	6/30/2026	WD	Q	I	01	359,900
GRANTOR: CANIFF NANCY						
GRANTEE: WENGEL CHRISTOPHER						
2667/654	9/14/2023	WD	Q	V	02	85,000
GRANTOR: COUCH KEVIN W & JERI						
GRANTEE: CANIFF NANCY						

95605 SPRINGHILL RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E76 S26 W76 N26 $
.

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	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 05/26/2023 BY MLU Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS