BLOCK 2 LOT 48
2013 FLEETWOOD DW/MH
IN OR 819/52

SEVER MARK R & DENISE A
95695 SPRING HILL ROAD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-550B-0002-0480

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

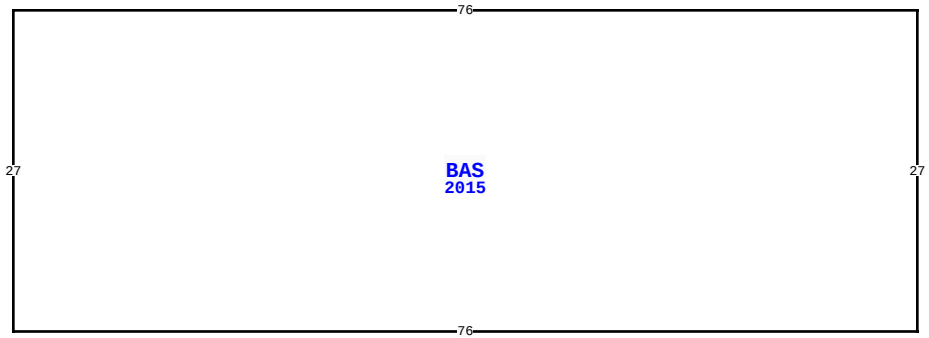
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2015	2,052	161,624
TOTALS	2,052			2,052	161,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	128.7000	115.83	237,683	2013	2013	0	0	0	32.00	68.00

2 M/H 94+ 100% - 1998 Heated Area: 2052 HX Base Yr 1998



95695 SPRINGHILL RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		210,648
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		310,648
SOH/AGL Deduction		132,894
ASSESSED VALUE		177,754
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		121,343
TOTAL JUST VALUE		310,648
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632935	GARAGE	110,460	08/01/2016
MH145604	CO ISSUED	0	01/30/2015
MH145604	MH MOVE-ON	0	11/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0819/0052	1/07/1998	WD	U	I	07	100
GRANTOR: BAILEY MARILYN B						
GRANTEE: SEVER MARK & DENISE						
0811/1454	10/29/1997	WD	Q	I		58,000
GRANTOR: BAILEY MARILYN B						
GRANTEE: SEVER MARK R & DENI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W76 S27 E76 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

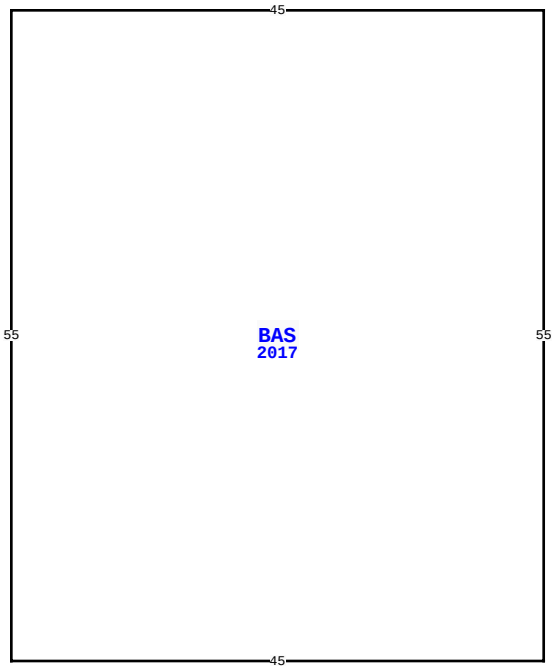
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,475	100	2017	2,475	49,024
TOTALS	2,475			2,475	49,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,475	55.2000	21.53	53,287	2017	2017	0	0	0	8.00	92.00

3 GARAGE RES 100% - 1998 Heated Area: 2475 HX Base Yr 1998



95695 SPRINGHILL RD, FERNANDINA BEACH

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TOTAL JUST VALUE		310,648
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,144

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GRANTOR: BAILEY MARILYN B						
GRANTEE: SEVER MARK & DENISE						
0811/1454	10/29/1997	WD	Q	I		58,000
GRANTOR: BAILEY MARILYN B						
GRANTEE: SEVER MARK R & DENI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W45 S55 E45 N55$.

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

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