BLOCK 2 LOT 49
IN OR 2117/1425
SPRING HILL SUB #2 PB 5/35

BURCHFIELD MICHAEL SHANE
95723 SPRINGHILL ROAD
FERNANDINA BEACH, FL 32034

**2026**

**45-2N-28-550B-0002-0490**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 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 | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Quality | 04 | Quality Level 04 |

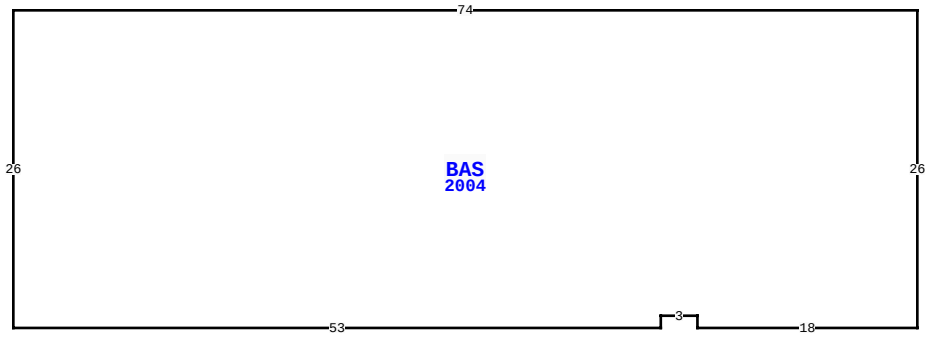
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,921 | 100 | 2004 | 1,921 | 126,524 |
| TOTALS | 1,921 | | | 1,921 | 126,524 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,921 | 135.5200 | 121.97 | 234,304 | 1996 | 2006 | 0 | 0 | 0 | 46.00 | 54.00 |

1 M/H 94+ 0% - 0 Heated Area: 1921 HX Base Yr




95723 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 | 126,524 |
| TOTAL MARKET OB/XF VALUE | 2,343 |
| TOTAL LAND VALUE - MARKET | 100,000 |
| TOTAL MARKET VALUE | 228,867 |
| SOH/AGL Deduction | 14,266 |
| ASSESSED VALUE | 214,601 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 214,601 |
| TOTAL JUST VALUE | 228,867 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 226,331 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2117/1425 | 5/01/2017 | SW | Q | I | 01 | 130,000 |
| GRANTOR: RIVER CITY HOLDINGS L | | | | | | |
| GRANTEE: BURCHFIELD MICHAEL | | | | | | |
| 2036/0672 | 3/19/2016 | SW | U | I | 12 | 48,000 |
| GRANTOR: LSF9 MASTER PARTICIPA | | | | | | |
| GRANTEE: RIVER CITY HOLDINGS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W74 S26 E53 N1 E3 S1 E18 N26$ .

## 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 | 1242 | WD DECK A | 0 | 0 | 5 | 10 | 50.00 | SF | 10.00 | 10.00 | 100 | 1998 | 1998 | 3 | 20 | 100 | |
| 2 | 1242 | WD DECK A | 0 | 0 | 6 | 20 | 120.00 | SF | 10.00 | 10.00 | 100 | 2002 | 2002 | 3 | 20 | 240 | |
| 3 | 1242 | WD DECK A | 0 | 0 | 6 | 10 | 60.00 | SF | 10.00 | 10.00 | 100 | 2010 | 2010 | 3 | 35 | 210 | |
| 4 | 0504 | FP-ELECTRI | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1996 | 1996 | 3 | 76 | 1,520 | |
| 5 | 1242 | WD DECK A | 0 | 0 | 6 | 7 | 42.00 | SF | 10.00 | 10.00 | 100 | 2016 | 2016 | 3 | 65 | 273 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,343

| 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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS