BLOCK 3 LOTS 1 & 2
SPRING HILL SUB UNIT 2 PB 5/35

SCHWEITZER MICHAEL C & CASIE L
95700 SPRINGHILL RD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-550B-0003-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

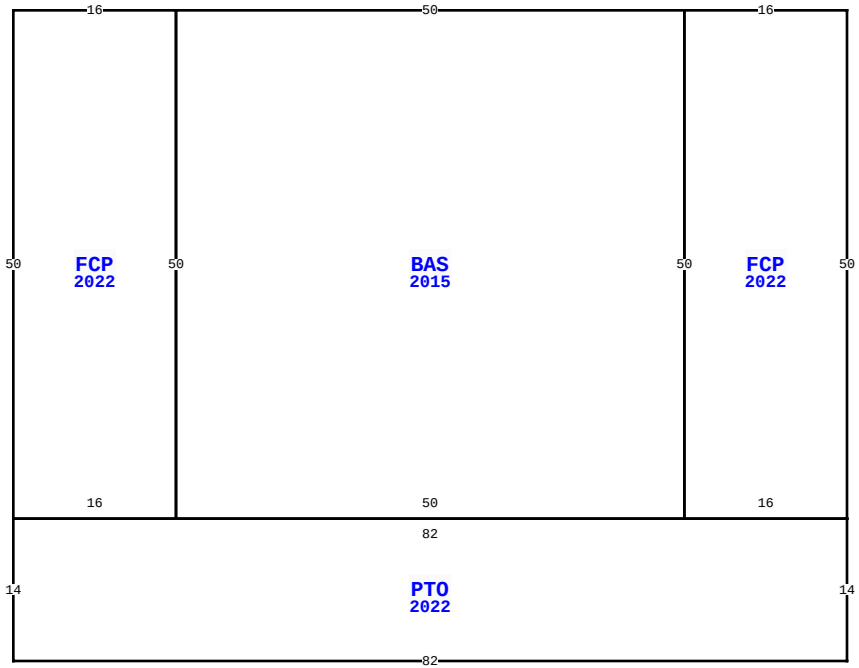
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,500	100	2015	2,500	65,520
FCP	800	25	2022	200	5,242
FCP	800	25	2022	200	5,242
PTO	1,148	5	2022	57	1,494
TOTALS	5,248			2,957	77,497

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,957	79.9940	31.20	92,258	2012	2012	0	0	0	16.00	84.00

1 GARAGE RES 100% - 2026 Heated Area: 2500 HX Base Yr 2026



95700 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		128,413
TOTAL MARKET OB/XF VALUE		12,175
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		340,588
SOH/AGL Deduction		0
ASSESSED VALUE		340,588
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		289,177
TOTAL JUST VALUE		340,588
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22105	DEMOLITION	2,400	12/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2831/267	11/06/2025	SW	Q	I	04	170,000
GRANTOR: PDJ LLC						
GRANTEE: SCHWEITZER MICHAEL						
1694/0689	8/20/2010	WD	U	I	37	28,000
GRANTOR: KIRKLAND JOANN						
GRANTEE: SCHWEITZER MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W50 FCP=[YR=2022] W16 S50 PTO=[YR=2022] S14 E82 N14 W82$ E16 N50$ S50 E50 FCP=[YR=2022] E16 N50 W16 S50$ N50$.

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	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
2	1242	WD DECK A	0	100	7	5	35.00	SF	10.00	10.00	100	2013	2013	3	50	175	
3	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,175

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							
2	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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS

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FERNANDINA BEACH, FL 32034

2026

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BUILDING CHARACTERISTICS

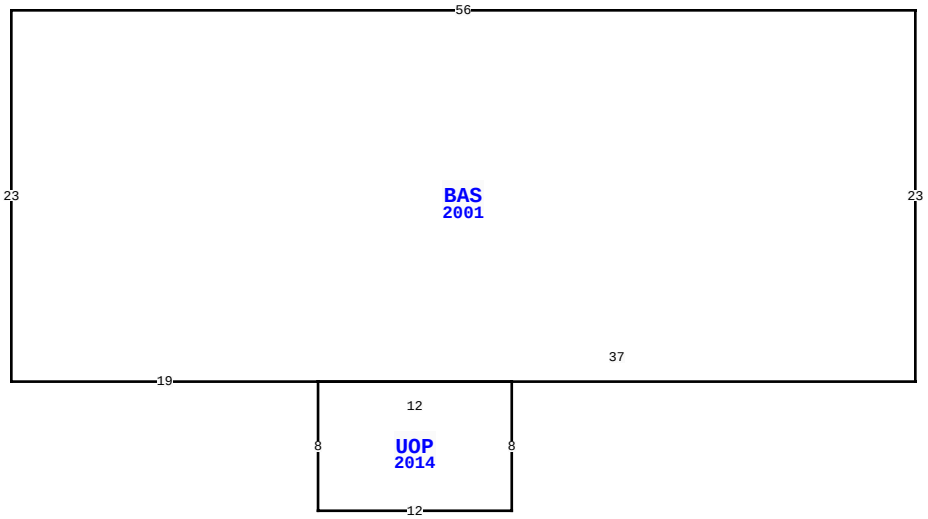
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,288	100	2001	1,288	49,985
UOP	96	25	2014	24	931
TOTALS	1,384			1,312	50,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,312	123.2000	110.88	145,475	1998	1998	0	0	0	65.00	35.00

2 M/H 94+ 100% - 2026 Heated Area: 1288 HX Base Yr 2026



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NASSAU COUNTY PROPERTY

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1694/0689	8/20/2010	WD	U	I	37	28,000
GRANTOR: KIRKLAND JOANN						
GRANTEE: SCHWEITZER MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W56 S23 E19 UOP=[YR=2014] S8 E12 N8 W12$ E37 N23$.

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS