



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/LAMMT 100
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	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	1,560	100	2000	1,560	128,988
TOTALS	1,560			1,560	128,988

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,560	127.6000	114.84	179,150	1995	2015	0	0	28.00	72.00
1 M/H 94+ 0% - 2026 Heated Area: 1560 HX Base Yr											
BAS 2000											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE		128,988	
TOTAL MARKET OB/XF VALUE		4,136	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		233,124	
SOH/AGL Deduction		0	
ASSESSED VALUE		233,124	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		233,124	
TOTAL JUST VALUE		233,124	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		233,495	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
992544	MH MOVE-ON	0	02/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2791/1266	5/23/2025	WD	Q	I	01	282,000
GRANTOR: LARENA PROPERTIES LLC						
GRANTEE: WATSON IAN ALEXANDE						
2708/1329	4/29/2024	CT	U	I	18	151,400
GRANTOR: CLERK OF COURT						
GRANTEE: LARENA PROPERTIES L						

TOTALS		1,560				1,560		128,988									BLD DATE		LGL DATE		05/09/2025		MLU		
EXTRA FEATURES										95664 SPRINGHILL RD, FERNANDINA BEACH										XF DATE		LAND DATE			
																				INC DATE		AG DATE			
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								
1	0500	FP- PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	74	2,590									
2	1243	WD DECK F	0	0	30	12	360.00	SF	8.00	8.00	100	2005	2005	3	21	605									
3	1243	WD DECK F	0	0	28	12	336.00	SF	8.00	8.00	100	2010	2010	3	35	941									

LAND DESCRIPTION										TOTAL OB/XF										4,136									
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		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													