BLOCK 3 LOT 5
IN OR 470 PG 717
SPRING HILL SUB UNIT 2 PB 5/35

MORRIS JOAN L
PO BOX 16267
FERNANDINA BEACH, FL 32035

2026

45-2N-28-550B-0003-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

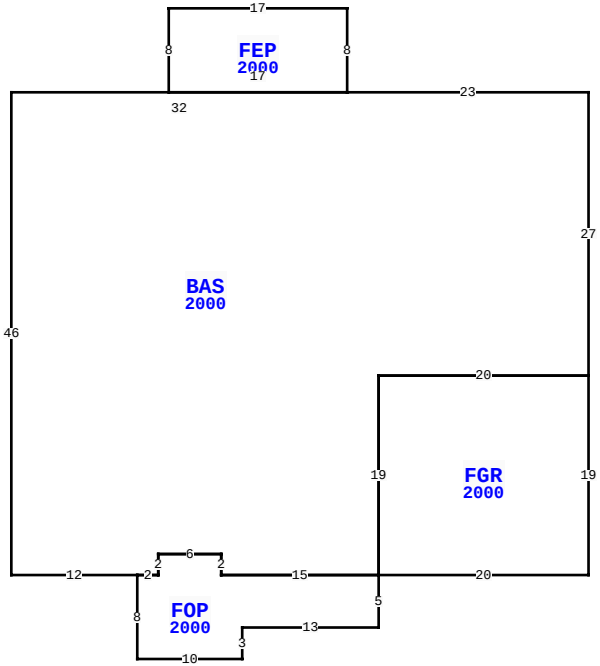
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
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	2,138	100	2000	2,138	228,658
FEP	136	80	2000	109	11,658
FGR	380	55	2000	209	22,353
FOP	157	30	2000	47	5,027
TOTALS	2,811			2,503	267,694

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,503	94.6944	131.63	329,470	2000	2000	0	0	0	18.75	81.25

1 SNGL FAM 100% - 1993 Heated Area: 2138 HX Base Yr 1993



95608 SPRINGHILL RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		267,694
TOTAL MARKET OB/XF VALUE		3,123
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		370,817
SOH/AGL Deduction		207,134
ASSESSED VALUE		163,683
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		112,272
TOTAL JUST VALUE		370,817
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,462

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B017957	ADDITION	15,736	02/01/2001
E007233	NEW CONSTR	0	10/01/2000
962979	REPAIR/RRF	14,238	07/16/1996
962978	XFOB	5,177	07/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0470/0717	10/01/1985	FS	U	V		100
GRANTOR:						
GRANTEE:						
0412/0662	2/01/1984	WD	Q	V		7,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W23 FEP=[YR=2000] N8 W17 S8 E17 $ W32 S46 E12 FOP=[YR=2000] S8 E10 N3 E13 N5 W15 N2 W6 S2 W2 $ E2 N2 E6 S2 E15 FGR=[YR=2000] E20 N19 W20 S19 $ N19 E20 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
1	0940	SHEDS/PORT	0	100	6	8	48.00	SF	30.00	30.00	100	1996	1996	3	20	288	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 3,123

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