BLOCK 3 LOT 6
IN OR 1629/301
2001 MERI-DW

ENNIS AMY B
95578 PRINGHILL ROAD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-550B-0003-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	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
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04

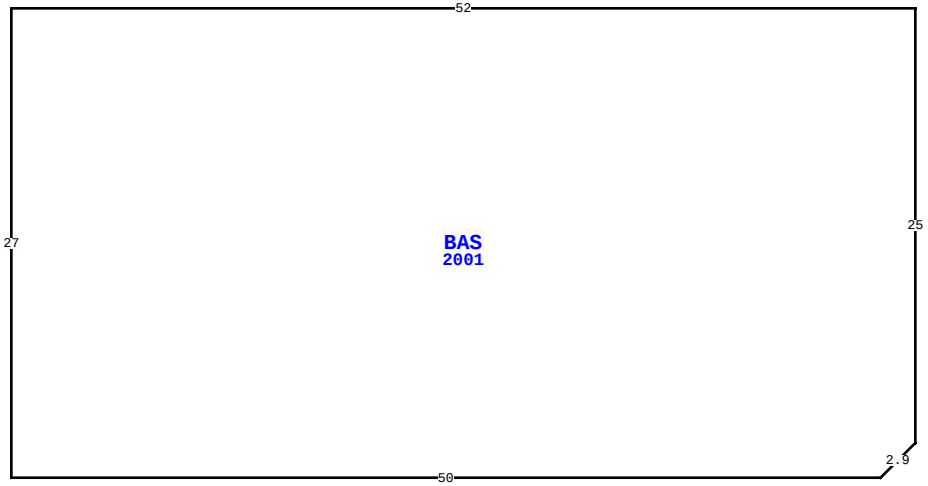
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,402	100	2001	1,402	71,577
TOTALS	1,402			1,402	71,577

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,402	128.9200	116.03	162,674	2001	2001	0	0	0	56.00	44.00

1 M/H 94+ 100% - 2002 Heated Area: 1402 HX Base Yr 2002



95578 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		71,577
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		171,577
SOH/AGL Deduction		107,101
ASSESSED VALUE		64,476
TOTAL EXEMPTION VALUE	HX HB	39,476
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		171,577
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018280	FOUNDATION	2,000	05/01/2001
MH3499	MH MOVE-ON	0	05/01/2001
MH3503	MH MOVE-ON	0	05/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1629/0301	7/01/2009	WD	U	I	11	100
GRANTOR: ENNIS JAMES E						
GRANTEE: ENNIS AMY B						
1413/0994	5/19/2006	WD	Q	I	01	100
GRANTOR: BRATCHER AMY R						
GRANTEE: ENNIS JAMES E & AMY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W52 S27 E50 R2 U2 N25 $.

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
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