

BRATCHER JANICE G
95560 SPRINGHILL ROAD
FERNANDINA BEACH, FL 32034

45-2N-28-550B-0003-0070

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structur

0303

VINYL 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floo Interior Floo Air Condition Heating Type

050514080304

COMP SHNGL 100 DRYWALL 100 CARPET 80 SHT VINYL 20 CENTRAL 100 AIR DUCTED 100

Bedrooms Bathrooms Frame

3 100
2 100
02

WOOD FRAME 100

Stories Units

1.

1. 100
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

1,512

100

2007

1,512

77,192

DCK

100

15

2007

15

766

TOTALS

1,612

1,527

77,958

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONECNFCTNORM% COND

0800021,527128.9200116.03177,178200120010056.0044.00

1 M/H 94+100% - 1985Heated Area: 1512HX Base Yr 1985

-56

27

23

33

10

10

-10

BAS

2007

DCK

2007

NASSAU COUNTY PROPERTY

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4

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

77,9582,905100,000180,863116,17564,68844,68820,000180,8630181,996

HXHBWX

SALES DATA

OFF RECORD NumberDATETYPE INSTQ U V I RSN CD SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W56 S27 E33 DCK=[YR=2007] S10 E10 N10 W10 \$ E23 N27 \$.

EXTRA FEATURES

95560 SPRINGHILL RD, FERNANDINA BEACH

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

05/09/2025MLU

L N

OB/XF CODE

DESCRIPTION

BLDCAPLW

UNITS

UT

Adj R

ADJ UNIT PRICE

ORIG CONDD

YEAR ON

YEAR ACTUAL

Q

% CONDD

OB/XF MKT VALUE

NOTES

2

0500

FP-PRE FAB

01000

1.00

UT

3,500.00

3,500.00

100

2001

2001

3

83

2,905

LAND DESCRIPTION

TOTAL OB/XF2,905

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPPTH FACT% CONDDTOT ADJUNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1

000100

C

RES

100

0006

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

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