

BLOCK 3 LOT 8
IN OR 1601/1000
SPRING HILL SUB UNIT 2 PB 5/35

SHERMAN GLORIA JUANITA
95528 SPRING HILL ROAD SOUTH
FERNANDINA BEACH, FL 32034

2026

45-2N-28-550B-0003-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

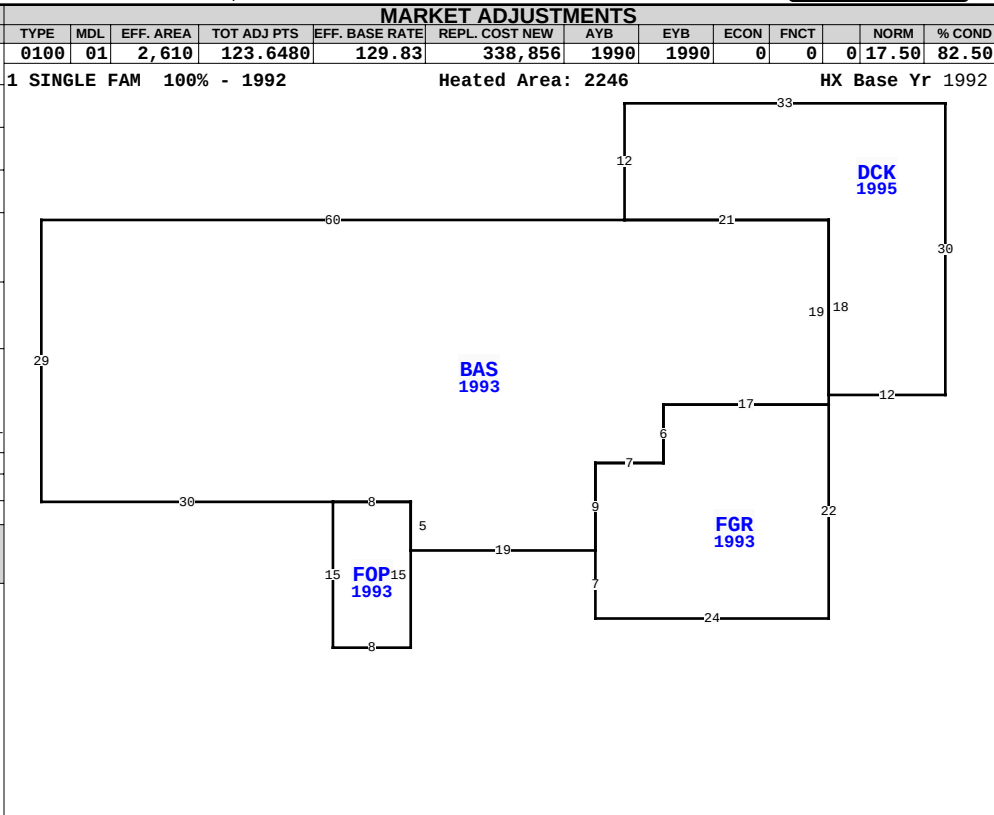
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,246	100	1993	2,246	240,568
DCK	612	10	1995	61	6,534
FGR	486	55	1993	267	28,599
FOP	120	30	1993	36	3,856

TOTALS	3,464			2,610	279,556
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
3	0510	GARAGE WD-	0 100	24	24	576.00	SF	35.00	35.00	100	1995

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT	



95528 SPRINGHILL RD, FERNANDINA BEACH	BLD DATE		LGL DATE	05/09/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF											
4,032											

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 4				Tax Dist:	
BUILDING MARKET VALUE					279,556
TOTAL MARKET OB/XF VALUE					4,032
TOTAL LAND VALUE - MARKET					100,000
TOTAL MARKET VALUE					383,588
SOH/AGL Deduction					210,258
ASSESSED VALUE					173,330
TOTAL EXEMPTION VALUE	HX HB				51,411
BASE TAXABLE VALUE					121,919
TOTAL JUST VALUE					383,588
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					374,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6770	NEW CONSTR	26,100	10/03/1990
6288	NEW CONSTR	3,500	11/06/1989
4420	N/A	51,245	10/07/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1594/1953	12/01/2008	QC	Q	I	01	100	
GRANTOR: SHERMAN GARY D							
GRANTEE: SHERMAN GLORIA J							
1601/1000	11/25/2008	QC	U	I	07	100	
GRANTOR: SHERMAN GARY D							
GRANTEE: SHERMAN GLORIA J							

BUILDING NOTES											
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BUILDING DIMENSIONS											
DCK=[YR=1995] W33 S12 BAS=[YR=1993] W60 S29 E30 FOP=[YR=1993] S15 E8 N15 W8\$ E8S5 E19 FGR=[YR=1993] S7 E24 N22 W17 S6 W7 S9\$ N9 E7 N6 E17 N19 W21\$ E21 S18 E12 N30\$.											