BLOCK 3 LOT 9
IN OR 2083/1178
SPRING HILL SUB UNIT 2 PB 5/35

KSN HOLDINGS LLC
2152 WHITE SANDS WAY
FERNANDINA BEACH, FL 32034

2026

45-2N-28-550B-0003-0090

BUILDING CHARACTERISTICS

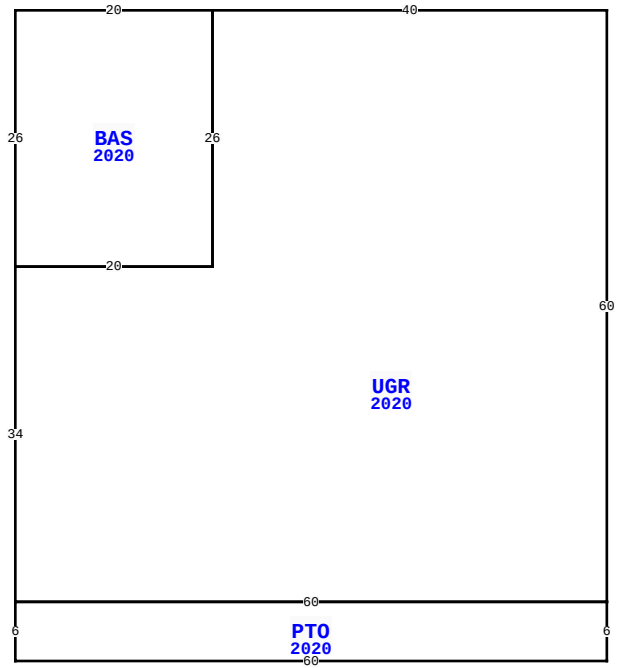
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0700	MISC RESIDENTIAL
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	520	100	2020	520	28,382
PTO	360	5	2020	18	983
UGR	3,080	45	2020	1,386	75,648
TOTALS	3,960			1,924	105,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,924	99.9600	55.98	107,706	2020	2020	0	0	0	2.50	97.50

1 ACCESORY U 0% - 0 Heated Area: 520 HX Base Yr



95500 SPRINGHILL RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	105,013
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	195,013
SOH/AGL Deduction	0
ASSESSED VALUE	195,013
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	195,013
TOTAL JUST VALUE	195,013
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	191,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1912752	NEW CONSTR	207,696	01/08/2020
B1912752	NEW CONSTR	207,696	12/16/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2083/1178	11/10/2016	QC	U	V	11	100
GRANTOR: TONETTI JOHN E & KATH						
GRANTEE: KSN HOLDINGS LLC						
2083/1174	11/10/2016	TD	Q	V	01	20,000
GRANTOR: SHEFFIELD J HOWARD TR						
GRANTEE: TONETTI JOHN E & KA						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2020] W40 BAS=[YR=2020] W20 S26 E20 N26$ S26 W20 S34 PTO=[YR=2020] S6 E60 N6 W60$ E60 N60$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	0.90	100,000.00	90,000.00	90,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS