BLOCK 3 LOT 13
SPRING HILL SUB #2 PB 5/35

KNIGHT KIMBERLY
95382 SPRINGHILL ROAD
FERNANDINA BEACH, FL 32034-9413

2026

45-2N-28-550B-0003-0130

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
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
Quality	05	Quality Level 05

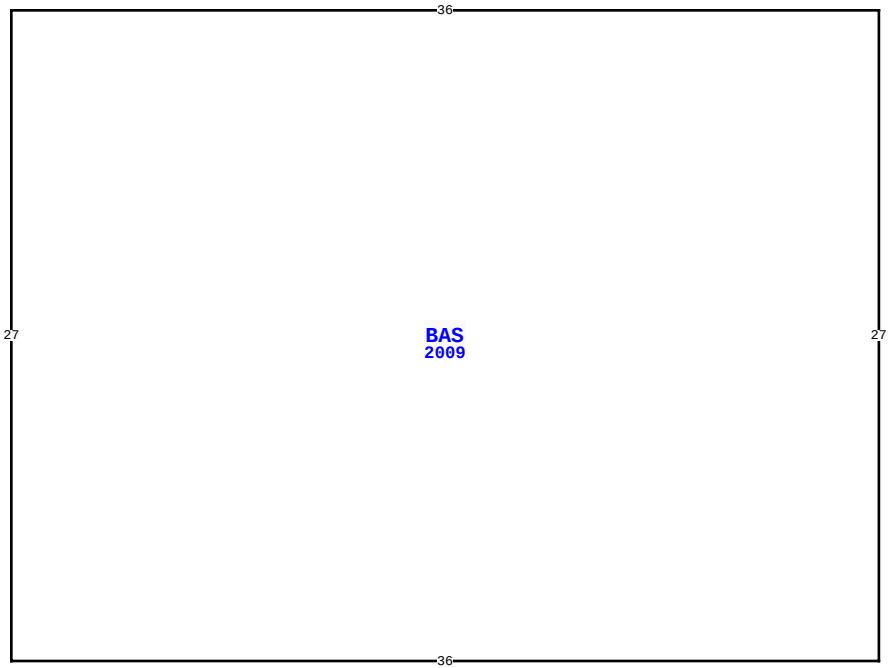
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	972	100	2009	972	86,268
TOTALS	972			972	86,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	972	140.8800	126.79	123,240	1994	2014	0	0	0	30.00	70.00

2 M/H 94+ 100% - 2022 Heated Area: 972 HX Base Yr 2022



95382 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		86,268
TOTAL MARKET OB/XF VALUE		1,622
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		187,890
SOH/AGL Deduction		64,249
ASSESSED VALUE		123,641
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		72,230
TOTAL JUST VALUE		187,890
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5158	CO ISSUED	0	01/26/2009
E21521	ELEC OTHER	0	01/01/2009
M14311	MECH OTHER	0	01/01/2009
P13624	OTHER	0	01/01/2009
MH095158	MH MOVE-ON	0	01/01/2009
94401532	XFOB	10,000	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2272/1781	5/02/2019	WD	Q	I	01	123,600
GRANTOR: HADSOCK ROBERT O & AM						
GRANTEE: KNIGHT KIMBERLY						
1560/0915	4/10/2008	WD	Q	I		57,000
GRANTOR: WALKER LARRY A JR & L						
GRANTEE: HADSOCK ROBERT O &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W36 S27 E36 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
2	1242	WD DECK A	0	100	8	26	208.00	SF	10.00	10.00	100	2019	2019	3	78	1,622	

LAND DESCRIPTION

TOTAL OB/XF 1,622

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