BLOCK 3 LOT 14
SPRING HILL SUB #2 PB 5/35

STECHMESSER-ANDERSON BONNIE/ANDERSON WILLIAM EDWAR
95354 SPRINGHILL RD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-550B-0003-0140

NASSAU COUNTY PROPERTY

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	06	Quality Level 06

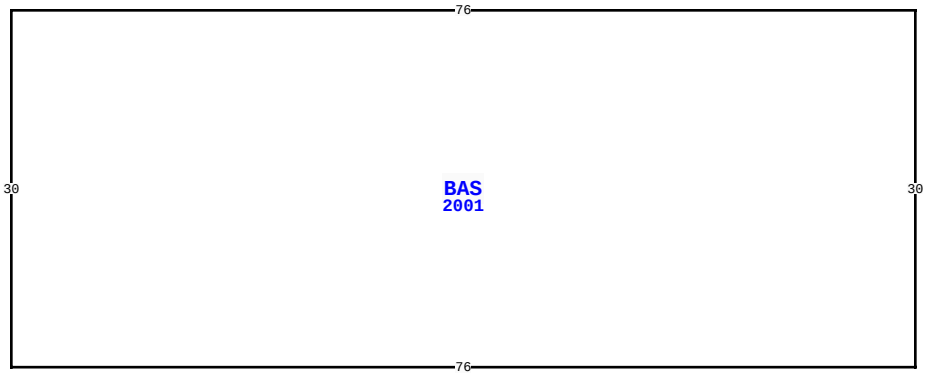
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2001	2,280	250,545
TOTALS	2,280			2,280	250,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	152.6200	137.36	313,181	2001	2017	0	0	0	20.00	80.00

1 M/H 94+ 100% - 2022 Heated Area: 2280 HX Base Yr 2022



95354 SPRINGHILL RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		267,537
TOTAL MARKET OB/XF VALUE		3,017
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		370,554
SOH/AGL Deduction		111,418
ASSESSED VALUE		259,136
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		202,725
TOTAL JUST VALUE		370,554
NCON VALUE		16,992
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BO108848	FOUNDATION	2,000	11/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2524/0746	12/14/2021	WD	Q	I	01	275,000
GRANTOR: ANDREWS BRIAN S & COU						
GRANTEE: ANDERSON WILLIAM E						
2304/0123	9/06/2019	WD	Q	I	01	159,900
GRANTOR: SOUTHEAST PROP ACQUIS						
GRANTEE: ANDREWS BRIAN S & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W76 S30 E76 N30 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	83	2,905	
2	1242	WD DECK A	0	100	8	4	32.00	SF	10.00	10.00	100	2010	2010	3	35	112	

LAND DESCRIPTION

TOTAL OB/XF 3,017

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	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 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

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	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100

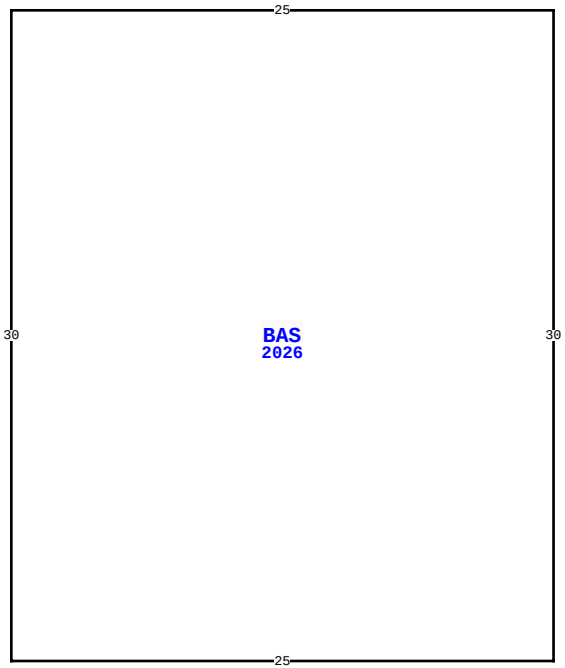
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	750	100	2026	750	16,992
TOTALS	750			750	16,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	750	60.5000	23.60	17,700	2021	2021	0	0	0	4.00	96.00

2 GARAGE RES 100% - 2026 Heated Area: 750 HX Base Yr 2022



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2304/0123	9/06/2019	WD	Q	I	01	159,900
GRANTOR: SOUTHEAST PROP ACQUIS						
GRANTEE: ANDREWS BRIAN S & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=50,10] E25 S30 W25 N30 $
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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

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