

BLOCK 3 TRACT 16
2002 SKYLI DW
IN OR 1055/675

ENGEL LARRY W & YUPA
95298 SPRINGHILL RD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-550B-0003-0160



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4004.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,372	100	2002	1,372	90,231
FOP	280	30	2002	84	5,524
UOP	48	25	2002	12	789
UOP	65	25	2002	16	1,052

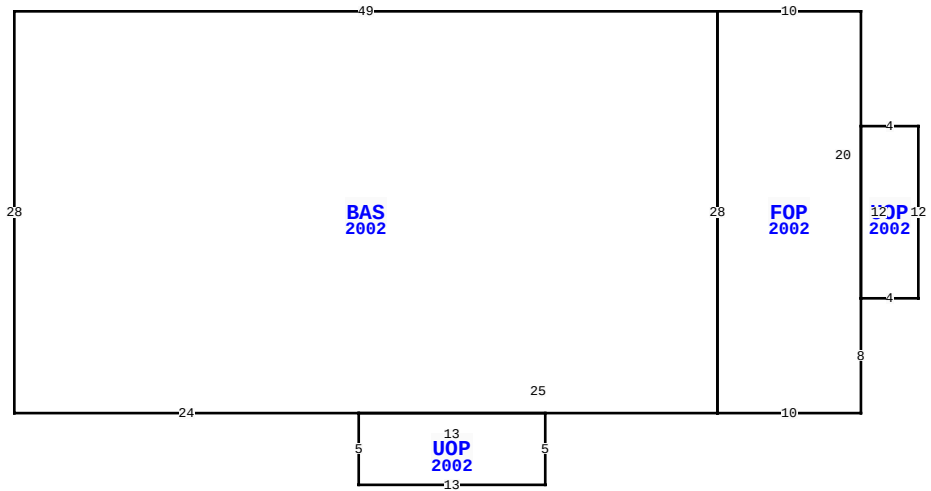
TOTALS	1,765			1,484	97,597
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	2701	QUONSET GD	0	100	41	35	1,435.00	SF	15.00
2	0351	CARPORT MT	0	100	30	12	360.00	SF	10.00
3	0351	CARPORT MT	0	100	30	12	360.00	SF	10.00

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

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,484	158.8600	142.97	212,167	2002	2002	0	0	0 54.00	46.00
1 M/H 94+ 100% - 2003 Heated Area: 1372 HX Base Yr 2003											



95298 SPRINGHILL RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	2701	QUONSET GD	0	100	41	35	1,435.00	SF	15.00	15.00	100	2001	2001	3	44	9,471	
2	0351	CARPORT MT	0	100	30	12	360.00	SF	10.00	10.00	100	2026	2019		78	2,808	
3	0351	CARPORT MT	0	100	30	12	360.00	SF	10.00	10.00	100	2026	2021		86	3,096	

TOTAL OB/XF											15,375		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	
	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000.00	

Total Acres: 0.00	Total Land Value: 100,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE				97,597	
TOTAL MARKET OB/XF VALUE				15,375	
TOTAL LAND VALUE - MARKET				100,000	
TOTAL MARKET VALUE				212,972	
SOH/AGL Deduction				121,725	
ASSESSED VALUE				91,247	
TOTAL EXEMPTION VALUE		HX HB VX		56,411	
BASE TAXABLE VALUE				34,836	
TOTAL JUST VALUE				212,972	
NCON VALUE				5,904	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				201,364	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1055/0675	5/14/2002	WD	U	I	07	100	
GRANTOR: WELLS WILLARD & LORET							
GRANTEE: ENGEL LARRY W & YUP							
0894/1618	8/10/1999	WD	Q	I		30,000	
GRANTOR: WELLS WILLARD & LORET							
GRANTEE: ENGEL LARRY W & YUP							

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=2002] W10 BAS=[YR=2002] W49 S28 E24 UOP=[YR=2002] S5 E13 N5 W13 \$ E25 N28 \$ S28 E10 N8 UOP=[YR=2002] E4 N12 W4 S12 \$ N20 \$.									