

DOUGLAS ROBIN &/GEISSLER FRED
95158 SPRINGHILL RD
FERNANDINA BEACH, FL 32034

45-2N-28-550B-0003-0210

BUILDING CHARACTERISTICS

ELEMENT	CD				
Exterior Wall	15 CONC BLOCK 80				
Exterior Wall	17 CB STUCCO 20				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	1 100				
Frame Stories	03 MASONRY 100				
Units	1. 1. 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	1,014	100	1996	1,014	111,856
FGR	312	55	1996	172	18,973
FOP	48	30	1996	14	1,544
TOTALS	1,374			1,200	132,375

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,200	122.8752	129.02	154,824	1996	1996		0	0	14.50	85.50

1 SINGLE FAM 100% - 2017 Heated Area: 1014 HX Base Yr 2017

26

39

26

12

26

12

17

22

8

6

8

6

BAS
1996

FGR
1996

FOP
1996

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	132,375
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	232,375
SOH/AGL Deduction	128,158
ASSESSED VALUE	104,217
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	52,806
TOTAL JUST VALUE	232,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED
972392	REMODEL	0	11/01/1997
96 02571	NEW CONSTR	50,000	03/04/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2027/1463	2/04/2016	QC	U	I	11	120,000

GRANTOR: CARVER FRANK J &
GRANTEE: DOUGLAS ROBIN & FRE
1524/1834 9/13/2007 QC Q I 06 100
GRANTOR: MOSS THOMAS H
GRANTEE: CARVER FRANK J & JA

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1996] W12 BAS=[YR=1996] W39 S26 E22 FOP=[YR=1996] S6 E8 N6 W8\$ E17 N26\$ S26 E12 N26\$.

EXTRA FEATURES

95158 SPRINGHILL RD, FERNANDINA BEACH

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/09/2025

MLU

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							

TOTAL OB/XF

0

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