

BELLE-ISLE JOSEPH A & JO-AN
95094 SPRINGHILL RD
FERNANDINA BEACH, FL 32034

45-2N-28-550B-0003-0230

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall		25	MOD METAL 100		0820	02	660	52.1400	44.32	29,251	1978	1978	0	0	0	70.00	30.00	VALUATION BY					STANDARD												
Roof Structur		03	GABLE/HIP 100		2 M/H 93- 100% - 2019													Heated Area: 660					HX Base Yr												
Roof Cover		12	MODULAR MT 100		12 55 55 12 BAS 1998													BUILDING MARKET VALUE					190,337												
Interior Wall		04	PLYWOOD 100															TOTAL MARKET OB/XF VALUE					156												
Interior Floo		14	CARPET 70															TOTAL LAND VALUE - MARKET					100,000												
Interior Floo		09	PINE WOOD 30															TOTAL MARKET VALUE					290,493												
Air Condition		02	WINDOW 100															SOH/AGL Deduction					49,886												
Heating Type		02	CONVECTION 100		ASSESSED VALUE					240,607																									
Bedrooms			2 100		TOTAL EXEMPTION VALUE					13 240,607																									
Bathrooms			1 100		BASE TAXABLE VALUE					0																									
Frame		02	WOOD FRAME 100		TOTAL JUST VALUE					290,493																									
Stories			1. 100		NCON VALUE					0																									
Units			0 100		INCOME VALUE																														
					PREVIOUS YEAR MKT VALUE					289,983																									
Quality		01	Quality Level 01																																
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	660	100	1998	660	8,775																														
TOTALS		660			660	8,775																													
EXTRA FEATURES					95094 SPRINGHILL RD, FERNANDINA BEACH																														
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	0751	UOP	0	100	6	10		60.00	SF	10.00		100	2000	2000	3	26	156																		
LAND DESCRIPTION																						TOTAL OB/XF										156			
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		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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