PT OF SE1/4 OF SE1/4 OF NW1/4
IN OR 2328/1356
ESMT IN OR 2366-14

COX FRED W
96344 SPRINGWOOD LN
FERNANDINA BEACH, FL 32034

2023

23-4N-23-0000-0012-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

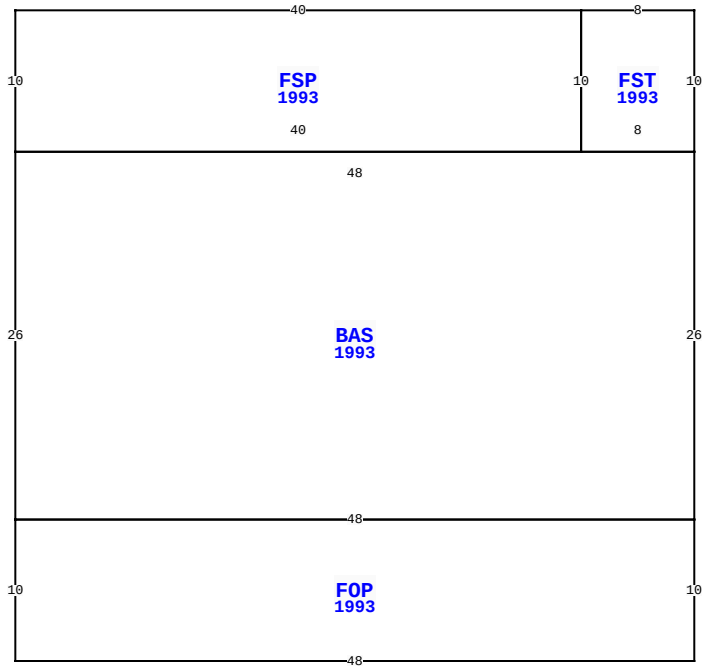
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	128,321
FOP	480	30	144	14,806
FSP	400	40	160	16,452
FST	80	55	44	4,524
TOTALS	2,208		1,596	164,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,596	130.2030	117.51	187,546	1987	1997	0	0	0	12.50	87.50

1 SINGLE FAM – 0% - 0 Heated Area: 1248 HX Base Yr



241831 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	197,106
TOTAL MARKET OB/XF VALUE	4,608
TOTAL LAND VALUE - MARKET	107,000
TOTAL MARKET VALUE	308,714
SOH/AGL Deduction	87,854
ASSESSED VALUE	220,860
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	220,860
TOTAL JUST VALUE	308,714
NCON VALUE	33,003
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	216,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014213	NEW CONSTR	364,221	09/19/2022
22001644	GARAGE	107,784	01/28/2022
20002043	REPAIR/RRF	2,000	03/05/2020
MH982279	MH MOVE-ON	0	06/01/1998
8822	MH MOVE-ON	34,000	02/28/1992
6988	MH MOVE-ON	14,700	10/23/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2328/1356	12/12/2019	WD	U	I	37	75,000
GRANTOR: PURVIS DAMON D JR & P						
GRANTEE: COX FRED W						
0525/0672	8/26/1987	WD	U	V		33,500
GRANTOR: LEE WINFRED & D G						
GRANTEE: PURVIS DAMON D JR						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W8 FSP=[YR=1993] W40 S10 BAS=[YR=1993] S26 FOP=[YR=1993] S10 E48 N10 W48$ E48 N26 W48$ E40 N10$ S10 E8 N10$.

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
4	0681	POLE SHED	0	0	48	20	960.00	SF	15.00	15.00	100	2002	2002	3	32	4,608	

LAND DESCRIPTION

TOTAL OB/XF 4,608

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	000115	C	SFR ACRES	0	0004	OR	0.00	0.00	4.28	AC		1.00	1.00	1.00	25,000.00	25,000.00	107,000							

REVIEW DATE 12/19/2022 BY WW Total Acres: 4.28 Total Land Value: 107,000 Market: 0 Agricultural: 0 Common: 107,000 PRINTED 08/02/2023 BY SYS

PT OF SE1/4 OF SE1/4 OF NW1/4
IN OR 2328/1356
ESMT IN OR 2366-14

COX FRED W
96344 SPRINGWOOD LN
FERNANDINA BEACH, FL 32034

2023

23-4N-23-0000-0012-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

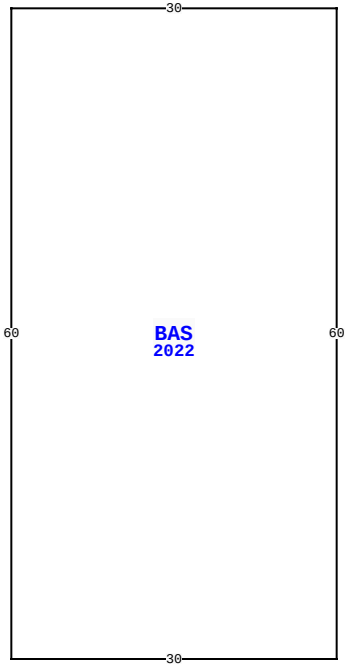
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	33,003
TOTALS	1,800		1,800	33,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,800	52.9000	18.52	33,336	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 0% - 0 Heated Area: 1800 HX Base Yr



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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: PURVIS DAMON D JR & P						
GRANTEE: COX FRED W						
0525/0672	8/26/1987	WD	U	V		33,500
GRANTOR: LEE WINFRED & D G						
GRANTEE: PURVIS DAMON D JR						

241831 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30 S60 E30 N60$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/19/2022 BY WW Total Acres: 4.28 Total Land Value: 107,000 Market: 0 Agricultural: 0 Common: 107,000 PRINTED 08/02/2023 BY SYS