LOT 13 IN OR 881/1790
SPANISH OAKS UNIT 1-A PB 6/99

EMERSON MATTHEW W & LISA J
96050 SPRINGWOOD LANE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-576A-0013-0000

BUILDING CHARACTERISTICS

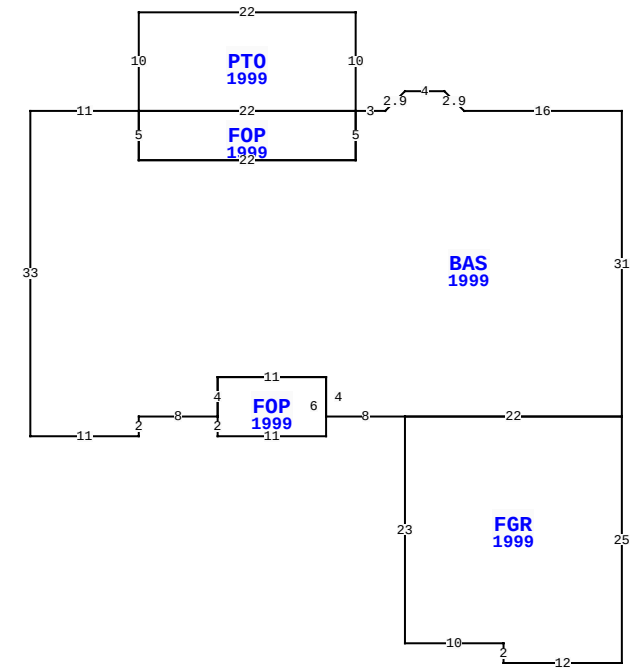
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100	1,740	191,864
FGR	530	55	292	32,198
FOP	66	30	20	2,205
FOP	110	30	33	3,639
PTO	220	5	11	1,213
TOTALS	2,666		2,096	231,119

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,096	101.4790	120.51	252,589	1999	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2000 Heated Area: 1740 HX Base Yr 2000



96050 SPRINGWOOD LN, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		231,119
TOTAL MARKET OB/XF VALUE		6,450
TOTAL LAND VALUE - MARKET		72,000
TOTAL MARKET VALUE		309,569
SOH/AGL Deduction		152,171
ASSESSED VALUE		157,398
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		107,398
TOTAL JUST VALUE		309,569
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1907897	(20) WINDOWS	13,750	09/01/2019
985463	NEW CONSTR	0	12/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0881/1790	5/06/1999	WD	U	V	07	100
GRANTOR: BRAYWICK JOINT VENTUR						
GRANTEE: EMERSON MATTHEW W &						
0869/1992	3/01/1999	WD	Q	I		128,200
GRANTOR: BRAYWICK JOINT VENTUR						
GRANTEE: EMERSON MATTHEW W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W16 U2 L2 W4 D2 L2 W3 PTO=[YR=1999] N10W22S10FOP=[YR=1999] S5 E22 N5 W22 $ E22 $ S5 W22 N5 W11 S33 E11 N2 E8 FOP=[YR=1999] S2 E11 N6 W11 S4 $ N4 E11 S4 E8 FGR=[YR=1999] S23 E10 S2 E12 N25W22 $ E22 N31 $.

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	0810	CONCRETE A	0	100	0	0	1,256.00	SF	6.50	6.50	100	1999	1999	3	79	6,450	

LAND DESCRIPTION

TOTAL OB/XF 6,450

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	000134	C	SFR POND	100	0003		0.00	0.00	1.00	LT		1.00	1.00	0.90	80,000.00	72,000.00	72,000							

REVIEW DATE 06/20/2018 BY KWX Total Acres: 0.00 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 08/02/2023 BY SYS