LOT 47
IN OR 1434/1532
SPANISH OAKS UNIT 1-A PB 6/99

DAVIS ANTHONY J
96085 SPRINGWOOD LANE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-576A-0047-0000

BUILDING CHARACTERISTICS

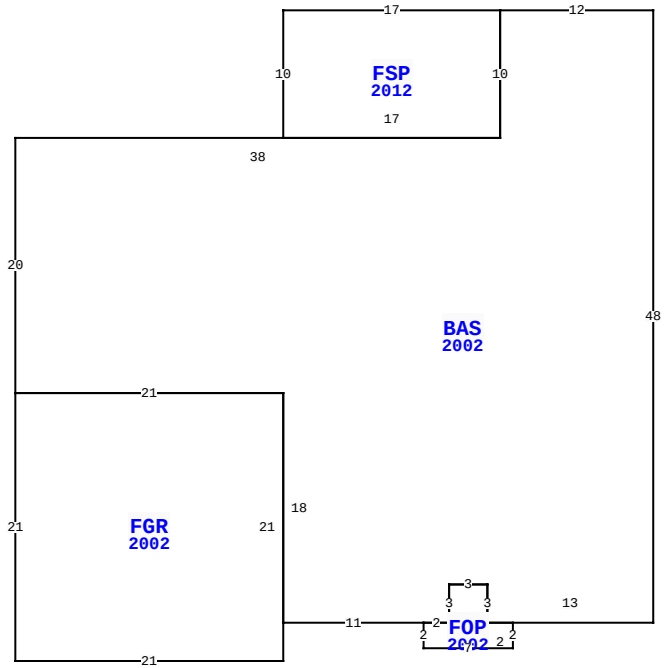
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,633	100	1,633	184,546
FGR	441	55	243	27,461
FOP	23	30	7	791
FSP	170	40	68	7,684
TOTALS	2,267		1,951	220,483

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,951	105.5450	125.33	244,519	2002	2002	0	0	0	9.83	90.17

1 SNGL FAM – 100% - 2021 Heated Area: 1633 HX Base Yr 2021



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

96085 SPRINGWOOD LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		220,483
TOTAL MARKET OB/XF VALUE		11,221
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		299,704
SOH/AGL Deduction		73,708
ASSESSED VALUE		225,996
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		175,996
TOTAL JUST VALUE		299,704
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E24397	ADDITION	0	12/01/2011
R013784	NEW CONSTR	4,000	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1434/1532	8/03/2006	WD	Q	I		235,000
GRANTOR: WOLFE ANDREW BRYAN &						
GRANTEE: DAVIS ANTHONY J						
1054/0415	5/06/2002	WD	Q	I		122,800
GRANTOR: TRADEMARK HOME BUILDE						
GRANTEE: WOLFE ANDREW BRYAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W12 FSP=[YR=2012] W17 S10 E17 N10$ S10 W38 S20 FGR=[YR=2002] S21 E21 N21 W21$ E21 S18 E11 FOP=[YR=2002] S2 E7 N2 W2 N3 W3 S3 W2$ E2 N3 E3 S3 E13 N48$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
2	0811	CONCRETE B	0	100	0	0	751.00	SF	5.20	5.20	100	2002	2002	3	83	3,241	
3	0855	CONC PAVER	0	100	0	0	525.00	SF	10.00	10.00	100	2012	2012	3	94	4,935	

LAND DESCRIPTION

TOTAL OB/XF 11,221

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	0.85	80,000.00	68,000.00	68,000							

REVIEW DATE 06/19/2018 BY KWX Total Acres: 0.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 08/02/2023 BY SYS