LOT 21
SPANISH OAKS UNIT 1B PB 6/190

YATES SAMUEL LEE JR & JERWANNE SMITH
97148 WOODSTORK LANE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-576B-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

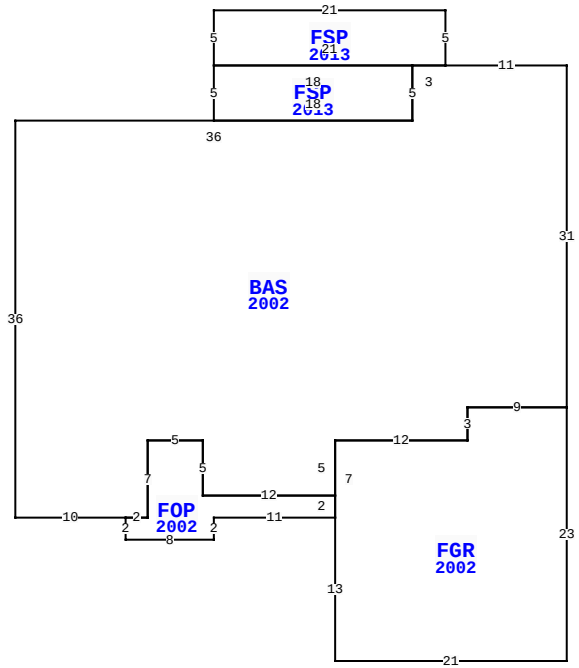
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,637	100	1,637	174,444
FGR	447	55	246	26,214
FOP	75	30	22	2,344
FSP	90	40	36	3,836
FSP	105	40	42	4,476
TOTALS	2,354		1,983	211,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,983	99.5239	118.18	234,351	2002	2002	0	0	0	9.83	90.17

1 SNGL FAM – 0% - 0 Heated Area: 1637 HX Base Yr



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

96141 SPRINGWOOD LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	211,314
TOTAL MARKET OB/XF VALUE	3,820
TOTAL LAND VALUE - MARKET	68,000
TOTAL MARKET VALUE	283,134
SOH/AGL Deduction	37,917
ASSESSED VALUE	245,217
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	245,217
TOTAL JUST VALUE	283,134
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	255,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2263/0221	3/20/2019	QC	U	I	11	100
GRANTOR: YATES SAMUEL LEE JR						
GRANTEE: YATES SAMUEL LEE JR						
1396/1311	3/16/2006	WD	Q	I		234,000
GRANTOR: ROGERS HOWARD S & LOR						
GRANTEE: YATES SAMUEL LEE JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W11 FSP=[YR=2013] N5 W21 S5 FSP=[YR=2013] S5 E18 N5 W18 $ E21 $ W3 S5 W36 S36 E10 FOP=[YR=2002] S2 E8 N2 E11 FGR=[YR=2002] S13 E21 N23 W9 S3 W12 S7 $ N2 W12 N5 W5 S7 W2 $ E2 N7 E5 S5 E12 N5 E12 N3 E9 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	0811	CONCRETE B	0	0	0	0	885.00	SF	5.20	5.20	100	2002	2002	3	83	3,820	

LAND DESCRIPTION

TOTAL OB/XF 3,820

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	0	0003		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