

LOT 23
IN OR 2207/734
SPANISH OAKS UNIT 1B PB 6/190

HARDESTY DAVID A & LEZLIE A
96177 SPRINGWOOD LANE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-576B-0023-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,956	100	1,956	224,975
FEP	200	80	160	18,402
FGR	400	55	220	25,304
FOP	24	30	7	805
FST	100	55	55	6,326
FUS	304	100	304	34,965

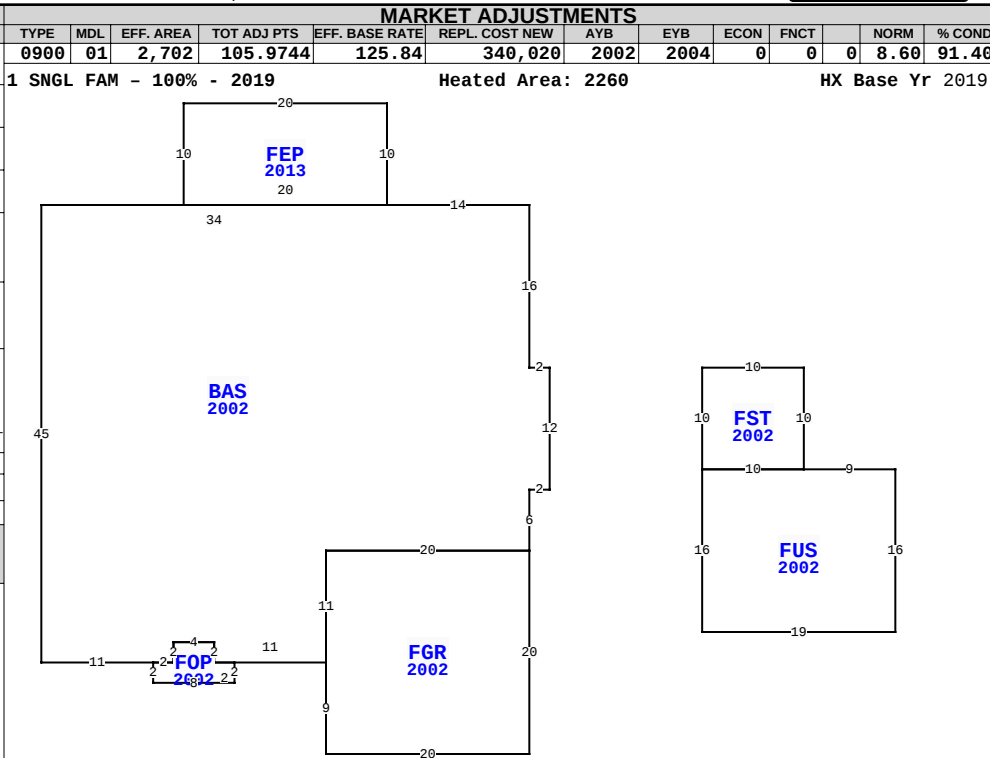
TOTALS	2,984		2,702	310,778
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EXTRA FEATURES

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
1	0811	CONCRETE B	0	100	0	0	748.00	SF	5.20	5.20	100	2002	2002	3	83	3,228	
2	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	2002	2002	3	83	405	
3	0810	CONCRETE A	0	100	26	13	338.00	SF	6.50	6.50	100	2004	2004	3	86	1,889	
4	0810	CONCRETE A	0	100	0	0	320.00	SF	6.50	6.50	100	2004	2004	3	86	1,789	
5	0476	VF 6 SBPL	0	100	0	0	63.00	LF	32.00	32.00	100	2005	2005	3	69	1,391	
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	69	207	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.85	80,000.00	68,000.00	68,000							



96177 SPRINGWOOD LN, FERNANDINA BEACH

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

TOTAL OB/XF																	8,909
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NASSAU COUNTY PROPERTY																	PAGE 1 of 1	4
VALUATION SUMMARY																		
VALUATION BY																	STANDARD	
Tax Group: 4																	Tax Dist:	
BUILDING MARKET VALUE																	310,778	
TOTAL MARKET OB/XF VALUE																	8,909	
TOTAL LAND VALUE - MARKET																	68,000	
TOTAL MARKET VALUE																	387,687	
SOH/AGL Deduction																	109,179	
ASSESSED VALUE																	278,508	
TOTAL EXEMPTION VALUE																	50,000	
BASE TAXABLE VALUE																	228,508	
TOTAL JUST VALUE																	387,687	
NCON VALUE																	0	
INCOME VALUE																		
PREVIOUS YEAR MKT VALUE																	345,257	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016447	SWIM POOL	95,000	11/02/2022
M2007109	H/AC	0	08/01/2020
B0108621	NEW CONSTR	0	10/29/2001
P014895	NEW CONSTR	0	08/01/2001

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BUILDING NOTES																		