

LOT 24
IN OR 2099/461
SPANISH OAKS UNIT 1B PB 6/190

MANZIE BRETT & MICHELE
96189 SPRINGWOOD LN
FERNANDINA BEACH, FL 32034

2023

46-3N-28-576B-0024-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4															
Exterior Wall	05	AVERAGE 70	0900	01	3,372	101.8210	120.91	407,709	2002	2002	0	0	0	9.83	90.17	VALUATION BY STANDARD														
Exterior Wall	16	WD FR STUC 30	1 SNGL FAM - 100% - 2018													Heated Area: 2945														
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2018														
Roof Cover	03	COMP SHNGL 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floo	11	CLAY TILE 60																												
Interior Floo	13	LVT/LAMNT 40																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms	4	100																												
Bathrooms	4	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														
NEIGHBORHOOD/LOC	4021.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	2,585	100	2,585	281,828																										
FGR	550	55	302	32,926																										
FOP	82	30	25	2,726																										
FSP	249	40	100	10,902																										
FUS	360	100	360	39,249																										
TOTALS	3,826		3,372	367,631																										
EXTRA FEATURES																		96189 SPRINGWOOD LN, FERNANDINA BEACH												
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	416.00	SF	5.20	5.20	100	2002	2002	3	83	1,795														
2	0861	POOL GUNIT	0	100	0	0	518.00	SF	85.00	85.00	100	2002	2002	3	32	14,090														
3	0845	KOOL DECK	0	100	0	0	741.00	SF	7.25	7.25	100	2002	2002	3	83	4,459														
4	0479	VF PICKET	0	100	0	0	124.00	LF	10.00	10.00	100	2002	2002	3	61	756														
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2002	2002	3	61	366														
6	0810	CONCRETE A	0	100	33	3	99.00	SF	6.50	6.50	100	2002	2002	3	83	534														
7	0855	CONC PAVER	0	100	0	0	390.00	SF	10.00	10.00	100	2003	2003	3	84	3,276														
TOTAL OB/XF 25,276																														
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													
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													
OTHER ADJUSTMENTS AND NOTES																														
YEAR DENSITY DECL FRZ YR CONSRV																														
REVIEW DATE 06/20/2018 BY KWX																														
Total Acres: 0.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000																														
PRINTED 08/02/2023 BY SYS																														