

DECKERT ANTHONY J & KAILEIGH E
96217 SPRINGWOOD LN
FERNANDINA BEACH, FL 32034

46-3N-28-576B-0026-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FUNCT	NORM	% COND								
Exterior Wall	31	HARDIE BRD 70								0900	01	1,886	102.4100	121.61	229,356	2001	2001	0	0	10.33	89.67	VALUATION BY STANDARD							
Exterior Wall	16	WD FR STUC 30								1 SNGL FAM - 100% - 2014										Heated Area: 1587 HX Base Yr 2014									
Roof Structur	03	GABLE/HIP 100																		Tax Group: 4 Tax Dist:									
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE 205,664									
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE 6,796									
Interior Floo	14	CARPET 80																		TOTAL LAND VALUE - MARKET 68,000									
Interior Floo	08	SHT VINYL 20																		TOTAL MARKET VALUE 280,460									
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction 132,762									
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE 147,698									
Bedrooms	3	100																		TOTAL EXEMPTION VALUE HX HB 50,000									
Bathrooms	2	100																		BASE TAXABLE VALUE 97,698									
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE 280,460									
Stories	1.	1. 100								NCON VALUE 0																			
Units	0	100								INCOME VALUE																			
Occupancy	00	NONE 100								PREVIOUS YEAR MKT VALUE 251,185																			
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	1,587	100	1,587	173,059																									
FGR	447	55	246	26,826																									
FOP	85	30	26	2,835																									
FPT	87	30	26	2,835																									
PTO	17	5	1	109																									
TOTALS		2,223	1,886	205,664																									
EXTRA FEATURES										96217 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010														
3	0811	CONCRETE B	0 100	0	0	888.00	SF	5.20	5.20	100	2001	2001	3	82	3,786														
TOTAL OB/XF 6,796																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	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																													