LOT 27
IN OR 1209/622
SPANISH OAKS UNIT 1B PB 6/190

PRINCE VERNON
96233 SPRINGWOOD LANE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-576B-0027-0000

BUILDING CHARACTERISTICS

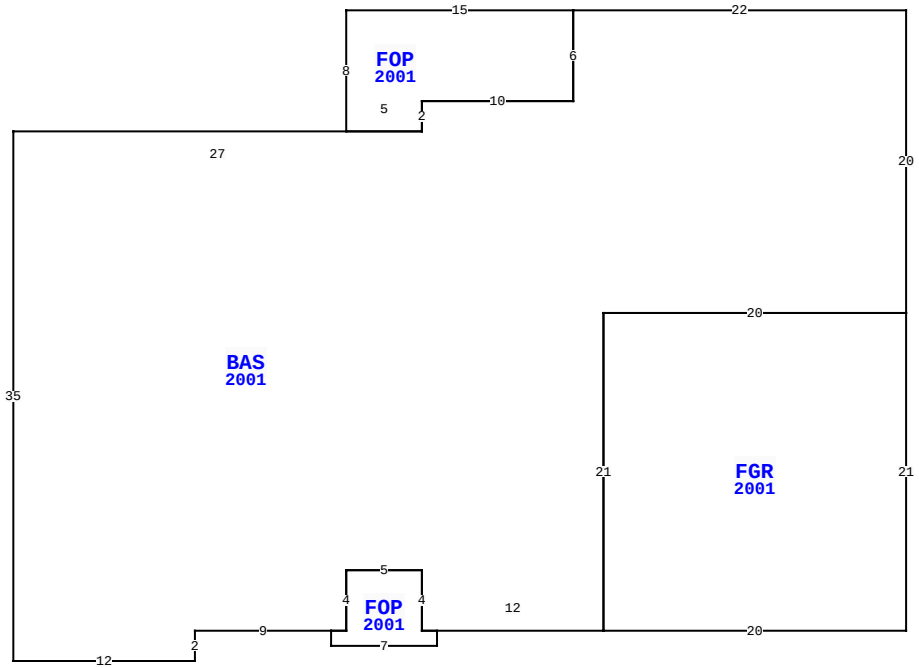
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,727	100	1,727	183,014
FGR	420	55	231	24,480
FOP	27	30	8	847
FOP	100	30	30	3,179
TOTALS	2,274		1,996	211,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,996	99.5239	118.18	235,887	2001	2001	0	0	0	10.33	89.67

1 SNGL FAM – 100% - 2015 Heated Area: 1727 HX Base Yr 2015



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

96233 SPRINGWOOD LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		211,520
TOTAL MARKET OB/XF VALUE		6,570
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		286,090
SOH/AGL Deduction		128,012
ASSESSED VALUE		158,078
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		108,078
TOTAL JUST VALUE		286,090
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1209/0622	2/19/2004	WD	Q	I		157,000
GRANTOR: BOYER MARK W & KIM M						
GRANTEE: PRINCE VERNON						
1003/1267	8/17/2001	WD	Q	I		117,400
GRANTOR: TRADEMARK HOME BUILDE						
GRANTEE: BOYER MARK W & KIM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W22 FOP=[YR=2001] W15 S8 E5 N2 E10 N6$ S6 W10 S2 W27 S35 E12 N2 E9 FOP=[YR=2001] S1 E7 N1 W1 W1 N4 W5 S4 W1$ E1 N4 E5 S4 E12 FGR=[YR=2001] E20 N21 W20 S21$ N21 E20 N20$.

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	100	0	0	835.00	SF	5.20	5.20	100	2001	2001	3	82	3,560	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 6,570

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	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