LOT 30
IN OR 1619/560
SPANISH OAKS UNIT 1B PB 6/190

CRAMER RYAN M
96272 SPRINGWOOD LANE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-576B-0030-0000

BUILDING CHARACTERISTICS

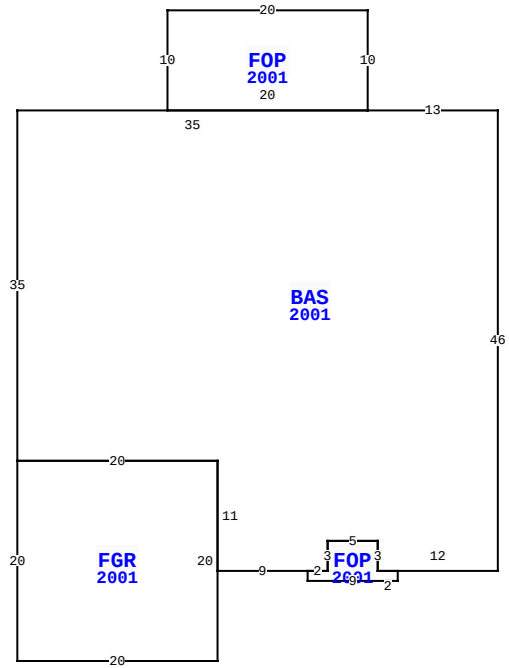
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,973	100	1,973	219,086
FGR	400	55	220	24,429
FOP	24	30	7	777
FOP	200	30	60	6,663
TOTALS	2,597		2,260	250,955

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,260	100.5480	119.40	269,844	2001	2008	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2002 Heated Area: 1973 HX Base Yr 2002



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

96272 SPRINGWOOD LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		250,955
TOTAL MARKET OB/XF VALUE		3,543
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		322,498
SOH/AGL Deduction		161,572
ASSESSED VALUE		160,926
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		110,926
TOTAL JUST VALUE		322,498
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2112216	(10) WINDOWS	13,885	09/13/2021
R1807027	REPAIR/RRF	12,500	07/11/2018
B017996	NEW CONSTR	92,763	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1619/0560	5/12/2009	QC	U	I	11	100
GRANTOR: CRAMER SHAY M						
GRANTEE: CRAMER RYAN M						
0996/1944	7/11/2001	WD	Q	I		127,400
GRANTOR: TRADEMARK HOME BUILDE						
GRANTEE: CRAMER RYAN M & SHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W13 FOP=[YR=2001] N10 W20 S10 E20 $ W35 S35 FGR=[YR=2001] S20 E20 N20 W20 $ E20 S11 E9 FOP=[YR=2001] S1 E9 N1 W2 N3 W5 S3 W2 $ E2 N3 E5 S3 E12 N46 $.

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	831.00	SF	5.20	5.20	100	2001	2001	3	82	3,543	

LAND DESCRIPTION

TOTAL OB/XF 3,543

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 06/20/2018 BY KWX Total Acres: 0.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 08/02/2023 BY SYS