LOT 31
IN OR 2014/1799
SPANISH OAKS UNIT 1B PB 6/190

LEON MELINDA A
96254 SPRINGWOOD LANE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-576B-0031-0000

BUILDING CHARACTERISTICS

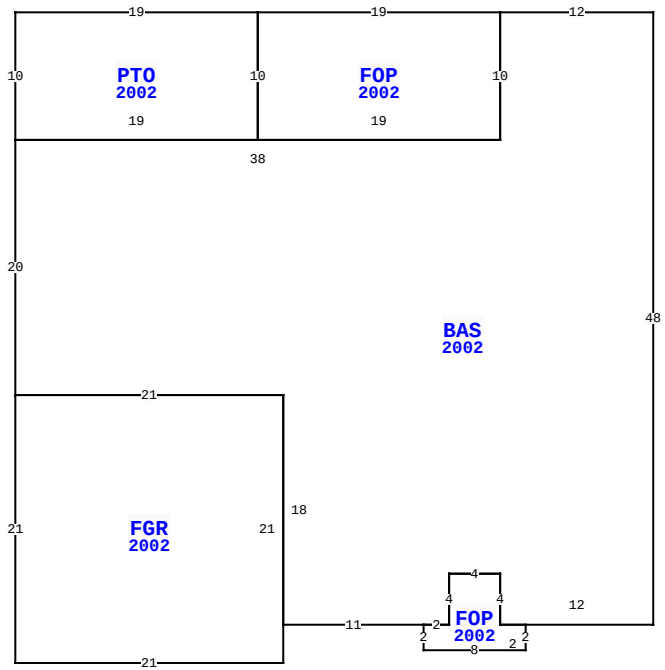
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,626	100	1,626	173,272
FGR	441	55	243	25,895
FOP	32	30	10	1,066
FOP	190	30	57	6,074
PTO	190	5	10	1,066
TOTALS	2,479		1,946	207,371

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,946	99.5239	118.18	229,978	2002	2002	0	0	0	9.83	90.17

1 SNGL FAM – 100% - 2010 Heated Area: 1626 HX Base Yr 2010



96254 SPRINGWOOD LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		207,371
TOTAL MARKET OB/XF VALUE		3,267
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		278,638
SOH/AGL Deduction		134,995
ASSESSED VALUE		143,643
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		93,643
TOTAL JUST VALUE		278,638
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,578

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2014/1799	11/18/2015	QC	U	I	11	100
GRANTOR: LEON THOMAS M						
GRANTEE: LEON MELINDA A						
1640/0198	9/17/2009	WD	Q	I	01	160,000
GRANTOR: BURLESON CHARLES C &						
GRANTEE: LEON THOMAS M & MEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W12 FOP=[YR=2002] W19 PTO=[YR=2002] W19 S10 E19 N10 $ S10 E19 N10 $ S10 W38 S20 FGR=[YR=2002] S21 E21 N21 W21 $ E21 S18 E11 FOP=[YR=2002] S2 E8 N2 W2 N4 W4 S4 W2 $ E2 N4 E4 S4 E12 N48 $.

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	757.00	SF	5.20	5.20	100	2002	2002	3	83	3,267	

LAND DESCRIPTION

TOTAL OB/XF 3,267

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