

LOT 3
IN OR 1174/507
WATERS EDGE PB 6/263

CAMPBELL WALTER R IV & KIRSTEN B
96374 SPRINGWOOD LANE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-6200-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	1,722	100	1,722	231,125
FGR	839	55	461	61,874
FOP	52	30	16	2,148
FOP	222	30	67	8,992
FST	56	55	31	4,160
STR	56	10	6	805
STR	104	10	10	1,343
UST	25	45	11	1,476
UST	112	45	50	6,711
UST	746	45	336	45,098
TOTALS	3,934		2,710	363,733

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	968.00	SF	4.00	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		RS-1	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,710	115.9200	137.66	373,059	2016	2016	0	0
1 SNGL FAM - 100% - 2017									
Heated Area: 1722									
HX Base Yr 2017									

TOTAL OB/XF									
3,756									

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
4									
VALUATION BY									
STANDARD									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
363,733									
TOTAL MARKET OB/XF VALUE									
3,756									
TOTAL LAND VALUE - MARKET									
72,000									
TOTAL MARKET VALUE									
439,489									
SOH/AGL Deduction									
142,790									
ASSESSED VALUE									
296,699									
TOTAL EXEMPTION VALUE									
HX HB									
50,000									
BASE TAXABLE VALUE									
246,699									
TOTAL JUST VALUE									
439,489									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
392,894									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631860	CO ISSUED	0	10/05/2016
B1631860	NEW CONSTR	293,099	02/01/2016

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
1174/0507		9/22/2003	WD	Q	V		53,000		
GRANTOR:MINTER KADESH & PAMEL									
GRANTEE:CAMPBELL WALTER IV									
1051/1594		4/25/2002	WD	Q	V		48,000		
GRANTOR:ALLISON LANDS INC									
GRANTEE:MINTER KADESH & PAM									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2016] W24 UST=[YR=2016] W8 S14 FST=[YR=2016] S7									
UST=[YR=2016] S3 W18 S26 E16 N2 E14 N6 U6 R6 W10 N15 W8\$									
E8 N7 W8\$ E8 N14\$ S36 E24 N18 UST=[YR=2016] N5 W5 S5 E5\$ W5									
N5 E5 N13\$ PTR= E40 BAS=[YR=2016] E32 S36 FOP=[YR=2016] S12									
W14 STR=[YR=2016] S4 E14 S4 W20 N8 E6\$ W6 N6 U6 R6 E14\$									
W14 D6 L6 S6 W14 S2 W16 N26 E18 N3 STR=[YR=2016] N7 E8 S7									
W8\$ FOP=[YR=2016] N13 W4 S13 E4\$E8 N7 W8 N14\$ W40\$.									