LOT 5
IN OR 2193/511
WATERS EDGE PB 6/263

KOCHE ARTIMISSIE JUSTINE
96286 SPRINGWOOD LANE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-6200-0005-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
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	03	Quality Level 03

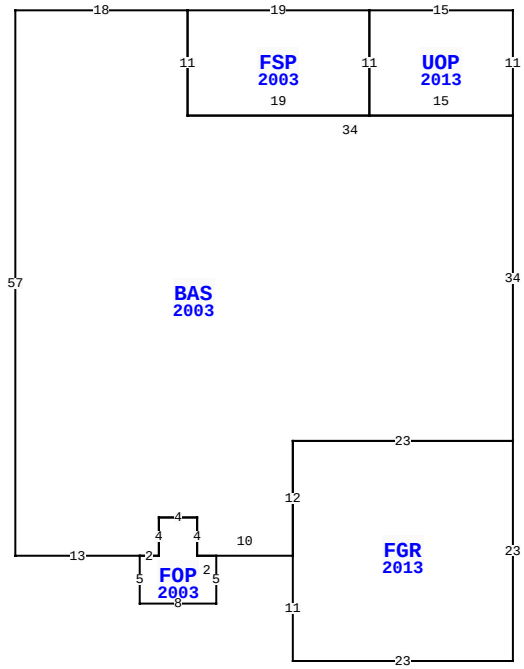
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,298	100	2,298	244,858
FGR	529	55	291	31,007
FOP	56	30	17	1,811
FSP	209	40	84	8,951
UOP	165	20	33	3,517
TOTALS	3,257		2,723	290,144

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,723	104.6400	124.26	338,360	2003	2003	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2019 Heated Area: 2298 HX Base Yr 2019



96286 SPRINGWOOD LN, FERNANDINA BEACH

BLD DATE	09/25/2013	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		290,144
TOTAL MARKET OB/XF VALUE		6,045
TOTAL LAND VALUE - MARKET		72,000
TOTAL MARKET VALUE		368,189
SOH/AGL Deduction		116,150
ASSESSED VALUE		252,039
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		147,039
TOTAL JUST VALUE		368,189
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,378

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P0363407	NEW CONSTR	166,095	06/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2193/0511	4/30/2018	WD	Q	I	02	292,000
GRANTOR: SOBOLEWSKI MARK A & C						
GRANTEE: KOCHE ARTIMISSIE JU						
1133/0372	4/29/2003	WD	U	V	01	30,000
GRANTOR: ALLISON LANDS INC						
GRANTEE: SOBOLEWSKI MARK A &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2013] W15 FSP=[YR=2003] W19 BAS=[YR=2003] W18 S57 E13 FOP=[YR=2003] S5 E8 N5 W2 N4 W4 S4 W2$ E2 N4 E4 S4 E10 FGR=[YR=2013] S11 E23 N23 W23 S12$ N12 E23 N34 W34 N11$ S11 E19 N11$ S11 E15 N11$.

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	0812	CONCRETE C	0	100	0	0	1,422.00	SF	4.00	4.00	100	2003	2003	3	84	4,778	
2	0877	JACUZZI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	22	440	
3	0479	VF PICKET	0	100	0	0	30.00	LF	10.00	10.00	100	2003	2003	3	64	192	
4	0911	SCRN RM A	0	100	15	11	165.00	SF	17.50	17.50	100	2003	2003	3	22	635	

LAND DESCRIPTION

TOTAL OB/XF 6,045

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		RS-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	80,000.00	72,000.00	72,000							

REVIEW DATE 06/21/2018 BY KWX Total Acres: 0.00 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 08/02/2023 BY SYS