

LOT 9
IN OR 1413/1080
WATERS EDGE PB 6/263

AVENT ARTHUR W JR & PAMELA A
96323 SPRINGWOOD LANE
FERNANDINA BEACH, FL 32034-1616

2023

46-3N-28-6200-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

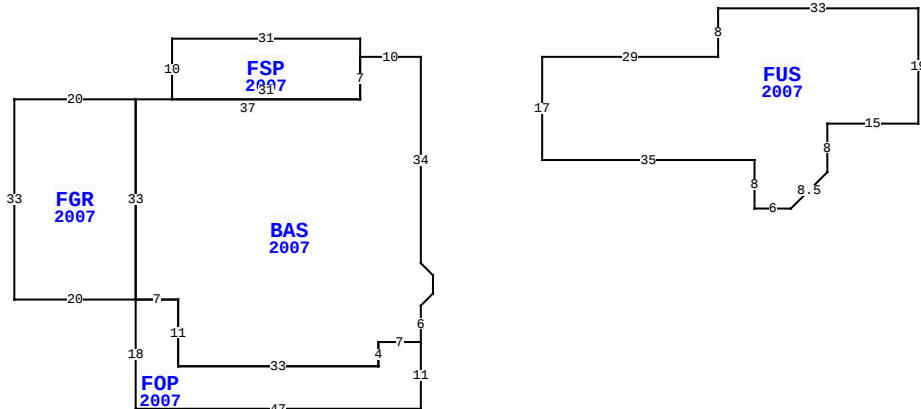
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,043	100	2,043	290,696
FGR	660	55	363	51,651
FOP	434	30	130	18,497
FSP	310	40	124	17,644
FUS	1,306	100	1,306	185,829
TOTALS	4,753		3,966	564,317

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007
2	1242	WD DECK A	0	100	10	4	40.00	SF	10.00	10.00	100	2007	2007
3	0812	CONCRETE C	0	100	0	0	2,434.00	SF	4.00	4.00	100	2007	2007

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000116	C	SFR MARSH	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	3,966	105.6600	150.57	597,161	2007	2010	0	0	0	5.50	94.50	
1 SFR CUST - 100% - 2008 Heated Area: 3349 HX Base Yr 2008													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		564,317	
TOTAL MARKET OB/XF VALUE		12,025	
TOTAL LAND VALUE - MARKET		168,000	
TOTAL MARKET VALUE		744,342	
SOH/AGL Deduction		364,353	
ASSESSED VALUE		379,989	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		329,989	
TOTAL JUST VALUE		744,342	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		655,599	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2112902	(2) WINDOWS	4,814	09/23/2021
R09759	REPAIR/RRF	6,000	09/01/2006
E17626	ELEC OTHER	2,000	07/01/2006
M11788	MECH OTHER	0	07/01/2006
P11357	OTHER	0	07/01/2006
C18027	CO ISSUED	0	06/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1413/1080	5/19/2006	WD	Q	V		298,000
GRANTOR: ALLISON LANDS INC						
GRANTEE: AVENT ARTHUR W JR &						
1024/1475	12/13/2001	WD	U	V	09	303,500
GRANTOR: RIVER OAKS JOINT VENT						
GRANTEE: ALLISON LANDS INC						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2007] W10 FSP=[YR=2007] N3 W31 S10 E31 N7\$ S7 W37 FGR=[YR=2007] W20 S33 E20 N33\$ S33 FOP=[YR=2007] S18 E47 N11 W7 S4 W33 N11 W7\$ E7 S11 E33 N4 E7 N6 R2 U2 N3 L2 U2 N34\$ PTR= E20FUS=[YR=2007] E29 N8 E33 S19 W15 S8 D6 L6 W6 N8 W35 N17\$ W20\$.													

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