

LOT 10
IN OR 2065/284
WATERS EDGE PB 6/263

GOWER LARRY M &/HARDEE JULIA M
P O BOX 15843
FERNANDINA BEACH, FL 32035

2023

46-3N-28-6200-0010-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4											
Exterior Wall	31	HARDIE BRD 100	0900	01	4,962	90.6354	107.63	534,060	2018	2018	0	0	0	1.50	98.50	VALUATION SUMMARY										
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2023													Heated Area: 4264										
Roof Cover	03	COMP SHNGL 90														HX Base Yr										
Roof Cover	13	STAND SEAM 10																								
Interior Wall	05	DRYWALL 100																								
Interior Floo	12	HARDWOOD 60																								
Interior Floo	11	CLAY TILE 40																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		3 100																								
Bathrooms		3.5 100																								
Frame	02	WOOD FRAME 100																								
Stories	2.	2. 100																								
Units		0 100																								
Occupancy	00	NONE 100																								
Quality			01	Quality Level 01																						
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	285	100	285	30,215																						
BAS	2,144	100	2,144	227,298																						
FGR	900	55	495	52,478																						
FOP	416	30	125	13,252																						
FSP	174	40	70	7,421																						
FUS	720	100	720	76,332																						
FUS	1,115	100	1,115	118,207																						
STR	32	10	3	318																						
STR	48	10	5	530																						
TOTALS			5,834	4,962	526,049																					
EXTRA FEATURES			96347 SPRINGWOOD LN, FERNANDINA BEACH																							
L N	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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	99	1,980										
2	0855	CONC PAVER	0	100	0	0	1,301.00	SF	10.00	10.00	100	2018	2018	3	98	12,750										
3	0855	CONC PAVER	0	100	0	0	250.00	SF	10.00	10.00	100	2018	2018	3	98	2,450										
TOTAL OB/XF 17,180																										
LAND DESCRIPTION			TOTAL OB/XF 17,180																							
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	000116	C	SFR MARSH	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.05	160,000.00	168,000.00	168,000									
REVIEW DATE 06/13/2019 BY KWX Total Acres: 0.00 Total Land Value: 168,000 Market: 0 Agricultural: 0 Common: 168,000 PRINTED 08/02/2023 BY SYS																										