LOT 46 IN OR 1143/1428
SPANISH OAKS UNIT 1-A PB 6/99

DUBBERLY PATRICIA ANN
96069 SPRINGWOOD LANE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-576A-0046-0000

BUILDING CHARACTERISTICS

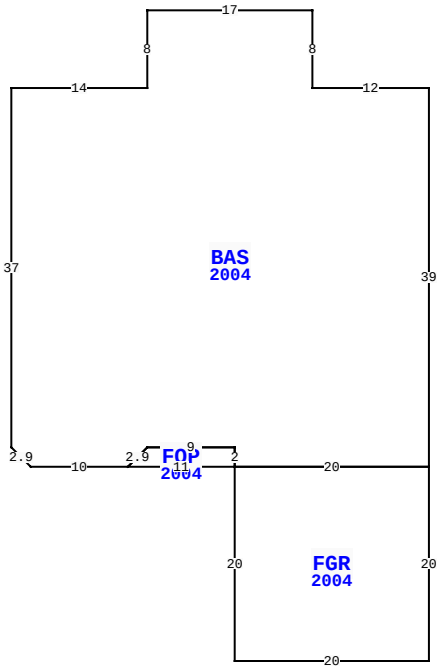
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,791	100	1,791	205,605
FGR	400	55	220	25,256
FOP	20	30	6	689
TOTALS	2,211		2,017	231,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,017	101.4790	126.85	255,856	2004	2004	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2005 Heated Area: 1791 HX Base Yr 2005



BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE 04/03/2024 MLU
INC DATE			AG DATE

96069 SPRINGWOOD LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		231,550
TOTAL MARKET OB/XF VALUE		6,168
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		332,718
SOH/AGL Deduction		176,379
ASSESSED VALUE		156,339
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		101,339
TOTAL JUST VALUE		332,718
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,475

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311515	NEW CONSTR	126,598	08/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1143/1428	6/09/2003	WD	U	V	20	37,000
GRANTOR: HARMAN TERRANCE & SHA						
GRANTEE: DUBBERLY PATRICIA A						
0956/1399	11/02/2000	WD	Q	V		18,500
GRANTOR: BRAYWICK JOINT VENTUR						
GRANTEE: HARMAN TERRANCE & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W12 N8 W17 S8 W14 S37 D2 R2 E10 FOP=[YR=2004] E11 N2 W9 D2 L2 $ U2 R2 E9 S2 FGR=[YR=2004] S20 E20 N20 W20$ E20 N39$.

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	31	16	555.00	SF	5.20	5.20	100	2004	2004	3	84	2,424	
2	0810	CONCRETE A	0	100	46	3	138.00	SF	6.50	6.50	100	2004	2004	3	84	753	
3	0810	CONCRETE A	0	100	0	0	40.00	SF	6.50	6.50	100	2004	2004	3	84	218	
4	0810	CONCRETE A	0	100	31	16	496.00	SF	6.50	6.50	100	2005	2005	3	86	2,773	

LAND DESCRIPTION

TOTAL OB/XF 6,168

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	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	95,000.00	95,000.00	95,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/06/2024 BY SYS