LOT 47
IN OR 1434/1532
SPANISH OAKS UNIT 1-A PB 6/99

DAVIS ANTHONY J
96085 SPRINGWOOD LANE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-576A-0047-0000

BUILDING CHARACTERISTICS

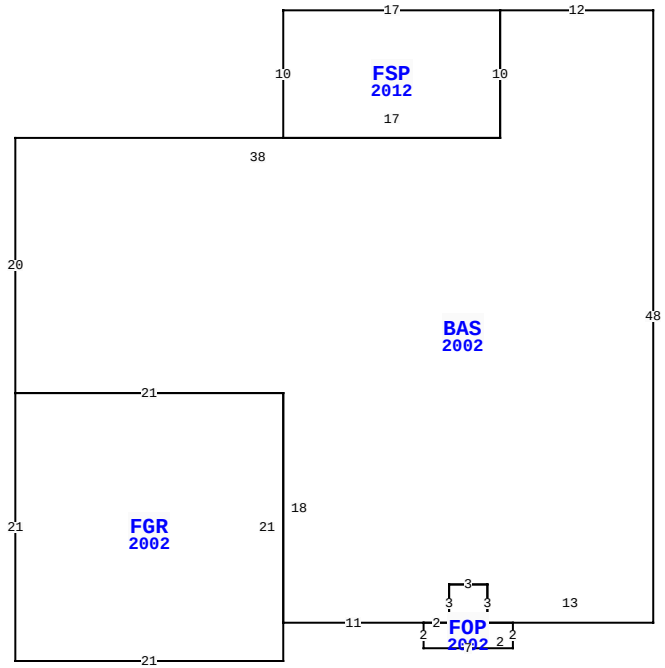
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,633	100	1,633	193,187
FGR	441	55	243	28,747
FOP	23	30	7	829
FSP	170	40	68	8,044
TOTALS	2,267		1,951	230,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,951	105.5450	131.93	257,395	2002	2002	0	0	0	10.33	89.67

1 SNGL FAM – 100% - 2021 Heated Area: 1633 HX Base Yr 2021



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

96085 SPRINGWOOD LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		230,806
TOTAL MARKET OB/XF VALUE		11,095
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		336,901
SOH/AGL Deduction		104,125
ASSESSED VALUE		232,776
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		182,776
TOTAL JUST VALUE		336,901
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E24397	ADDITION	0	12/01/2011
R013784	NEW CONSTR	4,000	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1434/1532	8/03/2006	WD	Q	I		235,000
GRANTOR: WOLFE ANDREW BRYAN &						
GRANTEE: DAVIS ANTHONY J						
1054/0415	5/06/2002	WD	Q	I		122,800
GRANTOR: TRADEMARK HOME BUILDE						
GRANTEE: WOLFE ANDREW BRYAN						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0	751.00	SF	5.20	5.20	100	2002	2002	3	82	3,202	
3	0855	CONC PAVER	0	100	0	0	525.00	SF	10.00	10.00	100	2012	2012	3	93	4,883	

BUILDING DIMENSIONS

BAS=[YR=2002] W12 FSP=[YR=2012] W17 S10 E17 N10$ S10 W38 S20 FGR=[YR=2002] S21 E21 N21 W21$ E21 S18 E11 FOP=[YR=2002] S2 E7 N2 W2 N3 W3 S3 W2$ E2 N3 E3 S3 E13 N48$.

LAND DESCRIPTION

TOTAL OB/XF 11,095

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		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