LOT 22
IN OR 1040/1581
SPANISH OAKS UNIT 1B PB 6/190

PAVLENKO TIMOTHY J
12894 DUNNS VIEW DR
JACKSONVILLE, FL 32218

2024

46-3N-28-576B-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

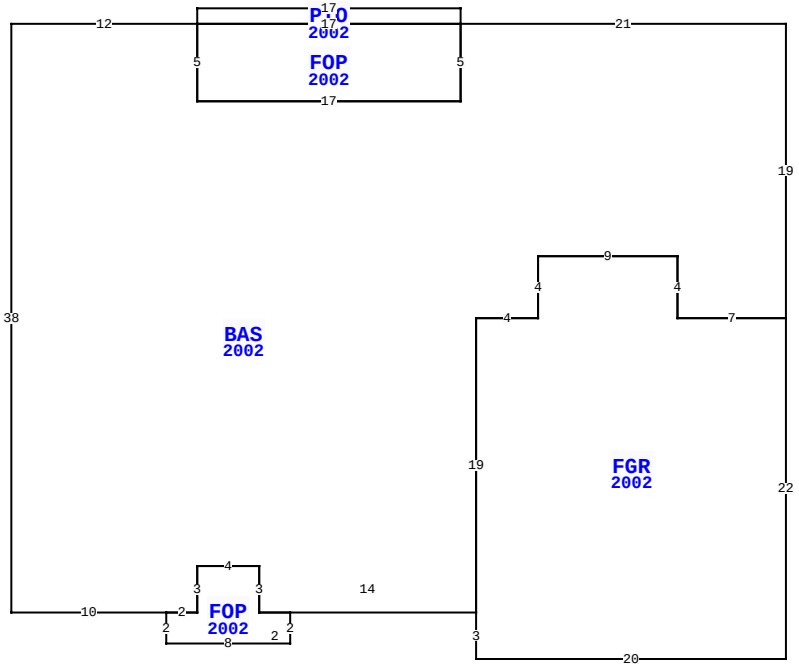
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,387	100	1,387	161,131
FGR	476	55	262	30,437
FOP	28	30	8	930
FOP	85	30	26	3,020
PTO	17	5	1	116
TOTALS	1,993		1,684	195,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,684	103.5500	129.44	217,977	2002	2002	0	0	0	10.25	89.75

1 SNGL FAM – 0% - 0 Heated Area: 1387 HX Base Yr



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

96159 SPRINGWOOD LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	195,634
TOTAL MARKET OB/XF VALUE	6,681
TOTAL LAND VALUE - MARKET	95,000
TOTAL MARKET VALUE	297,315
SOH/AGL Deduction	49,467
ASSESSED VALUE	247,848
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	247,848
TOTAL JUST VALUE	297,315
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1040/1581	2/28/2002	WD	Q	I		108,200
GRANTOR: TRADEMARK HOME BUILDE						
GRANTEE: PAVLENKO TIMOTHY J						
1001/1914	8/08/2001	WD	U	V	19	67,200
GRANTOR: BRAYWICK JOINT VENTUR						
GRANTEE: TRADEMARK HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W21 PTO=[YR=2002] N1 W17 S1 FOP=[YR=2002] S5 E17 N5 W17$ E17$ S5 W17 N5 W12 S38 E10 FOP=[YR=2002] S2 E8 N2 W2 N3 W4 S3 W2$ E2 N3 E4 S3 E14 FGR=[YR=2002] S3 E20 N22 W7 N4 W9 S4 W4 S19$ N19 E4 N4 E9 S4 E7 N19$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
2	0811	CONCRETE B	0	0	0	0	861.00	SF	5.20	5.20	100	2002	2002	3	82	3,671	

LAND DESCRIPTION

TOTAL OB/XF 6,681

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	0	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