LOT 25
IN OR 1101/1064
SPANISH OAKS UNIT 1B PB 6/190

MARTINEZ GEOFFREY J
96201 SPRINGWOOD LANE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-576B-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

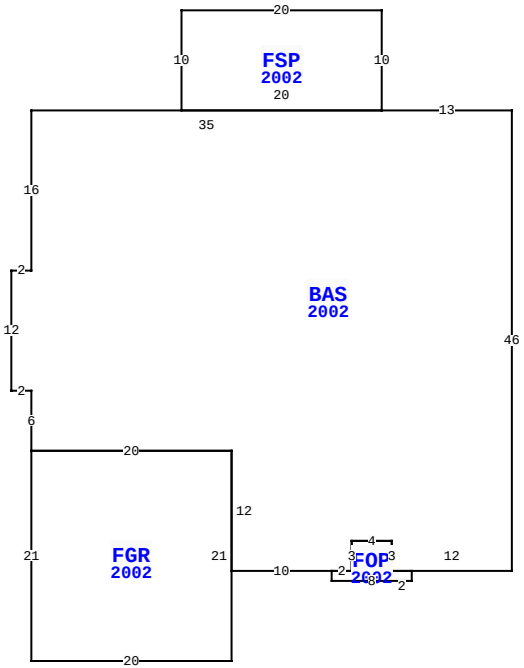
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,980	100	1,980	218,808
FGR	420	55	231	25,527
FOP	20	30	6	663
FSP	200	40	80	8,841
TOTALS	2,620		2,297	253,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,297	98.5929	123.24	283,082	2002	2002	0	0	0	10.33	89.67

1 SNGL FAM – 100% - 2003 Heated Area: 1980 HX Base Yr 2003



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

96201 SPRINGWOOD LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		253,840
TOTAL MARKET OB/XF VALUE		3,535
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		352,375
SOH/AGL Deduction		187,129
ASSESSED VALUE		165,246
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		115,246
TOTAL JUST VALUE		352,375
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808441	(1) DOOR	0	11/01/2018
B0209325	NEW CONSTR	142,051	02/01/2002
R023886	GARAGE	1,765	02/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1101/1064	12/17/2002	WD	Q	I		155,000
GRANTOR: COFFEY KEVIN & LYNNA						
GRANTEE: MARTINEZ GEOFFREY						
1061/0968	6/11/2002	WD	Q	I		135,400
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: COFFEY KEVIN & LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W13 FSP=[YR=2002] N10 W20 S10 E20$ W35 S16 W2 S12 E2 S6 FGR=[YR=2002] S21 E20 N21 W20$ E20 S12 E10 FOP=[YR=2002] S1 E8 N1 W2 N3 W4 S3 W2$ E2 N3 E4 S3 E12 N46$.

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	0	0	829.00	SF	5.20	5.20	100	2002	2002	3	82	3,535	

LAND DESCRIPTION

TOTAL OB/XF 3,535

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	000134	C	SFR POND	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