LOT 29
IN OR 1297/281
SPANISH OAKS UNIT 1B PB 6/190

DAINES RICHARD F/TAYLOR SANDRA
96273 SPRINGWOOD LANE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-576B-0029-0000

BUILDING CHARACTERISTICS

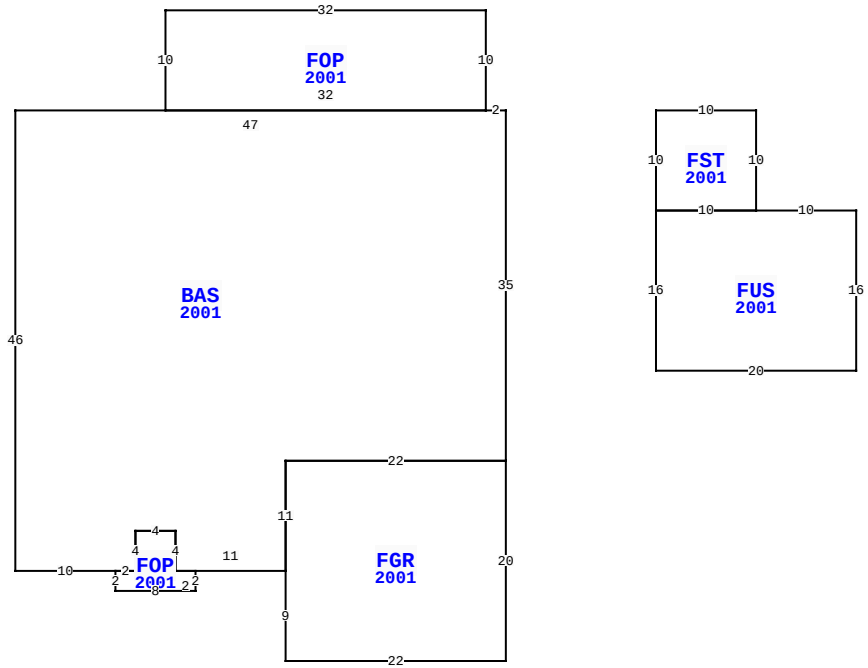
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,996	100	1,996	215,975
FGR	440	55	242	26,185
FOP	32	30	10	1,082
FOP	320	30	96	10,387
FST	100	55	55	5,951
FUS	320	100	320	34,625
TOTALS	3,208		2,719	294,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,719	94.7568	118.45	322,066	2001	2005	0	0	0	8.65	91.35

1 SNGL FAM – 100% - 2006 Heated Area: 2316 HX Base Yr 2006



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

96273 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		294,207
TOTAL MARKET OB/XF VALUE		3,579
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		392,786
SOH/AGL Deduction		209,556
ASSESSED VALUE		183,230
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		133,230
TOTAL JUST VALUE		392,786
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2005345	2 DOORS/ 2 WINDOW	1,184	07/01/2020
R2005128	REPAIR/RRF	15,330	07/01/2020
B017997	NEW CONSTR	106,255	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1297/0281	2/23/2005	WD	Q	I		224,900
GRANTOR: WALKER ELEANORE F &						
GRANTEE: DAINES RICHARD & SA						
1297/0278	2/23/2005	WD	U	I	21	224,500
GRANTOR: MODUPE KUNLE N &						
GRANTEE: WALKER ELEANORE F E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W2 FOP=[YR=2001] N10 W32 S10 E32 $ W47 S46 E10 FOP=[YR=2001] S2 E8 N2 W2 N4 W4 S4 W2 $ E2 N4 E4 S4 E11 FGR=[YR=2001] S9 E22 N20 W22 S11 $ N11 E22 N35 $ PTR= E15 FST=[YR=2001] E10 S10 FUS=[YR=2001] E10 S16 W20 N16 E10 $ W10 N10 $ W15 $.

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	0810	CONCRETE A	0	100	0	0	493.00	SF	6.50	6.50	100	2001	2001	3	80	2,564	
2	0820	WOOD WALK	0	100	0	0	216.00	SF	11.75	11.75	100	2003	2003	3	40	1,015	

LAND DESCRIPTION

TOTAL OB/XF 3,579

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