LOT 33
IN OR 1067/1866
SPANISH OAKS UNIT 1B PB 6/190

JACOBSON LUE ELLEN
96220 SPRINGWOOD LANE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-576B-0033-0000

BUILDING CHARACTERISTICS

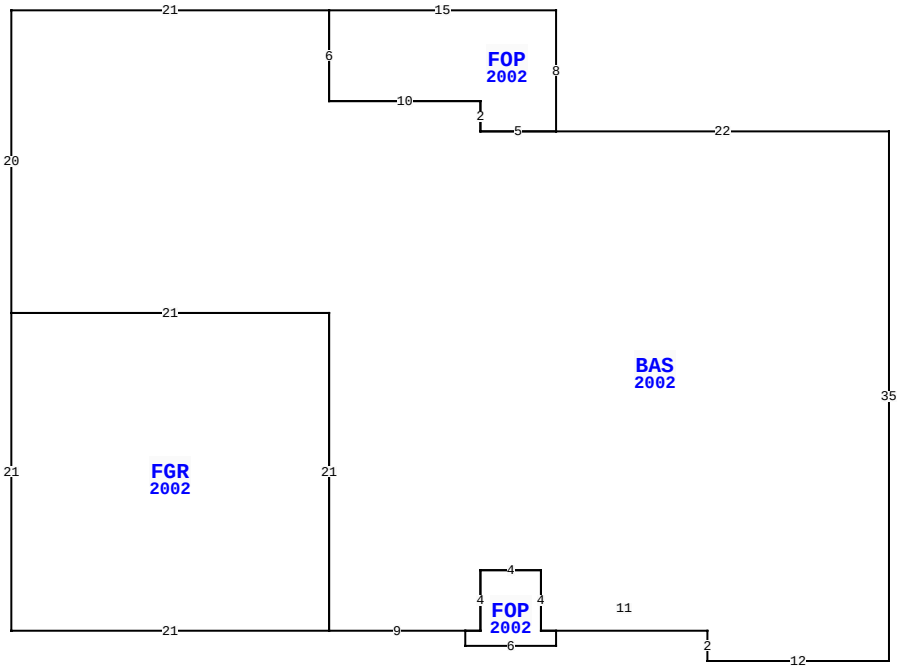
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,669	100	1,669	205,825
FGR	441	55	243	29,967
FOP	22	30	7	863
FOP	100	30	30	3,700
TOTALS	2,232		1,949	240,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,949	107.9960	135.00	263,115	2002	2005	0	0	0	8.65	91.35

1 SNGL FAM – 100% - 2003 Heated Area: 1669 HX Base Yr 2003



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

96220 SPRINGWOOD LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		240,356
TOTAL MARKET OB/XF VALUE		6,310
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		341,666
SOH/AGL Deduction		192,246
ASSESSED VALUE		149,420
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		99,420
TOTAL JUST VALUE		341,666
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2004631	REPAIR/RRF	8,500	06/01/2020
B0209326	NEW CONSTR	125,475	02/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1067/1866	7/11/2002	WD	Q	I		127,400
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: JACOBSON LUE ELLEN						
1018/0226	11/06/2001	WD	U	V	19	70,200
GRANTOR: BRAYWICK JOINT VENTUR						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W22 FOP=[YR=2002] N8 W15 S6 E10 S2 E5$ W5 N2 W10 N6 W21 S20 FGR=[YR=2002] S21 E21 N21 W21$ E21 S21 E9 FOP=[YR=2002] S1 E6 N1 W1 N4 W4 S4 W1$ E1 N4 E4 S4 E11 S2 E12 N35$.

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	774.00	SF	5.20	5.20	100	2002	2002	3	82	3,300	

LAND DESCRIPTION

TOTAL OB/XF 6,310

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