



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	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 30
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

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Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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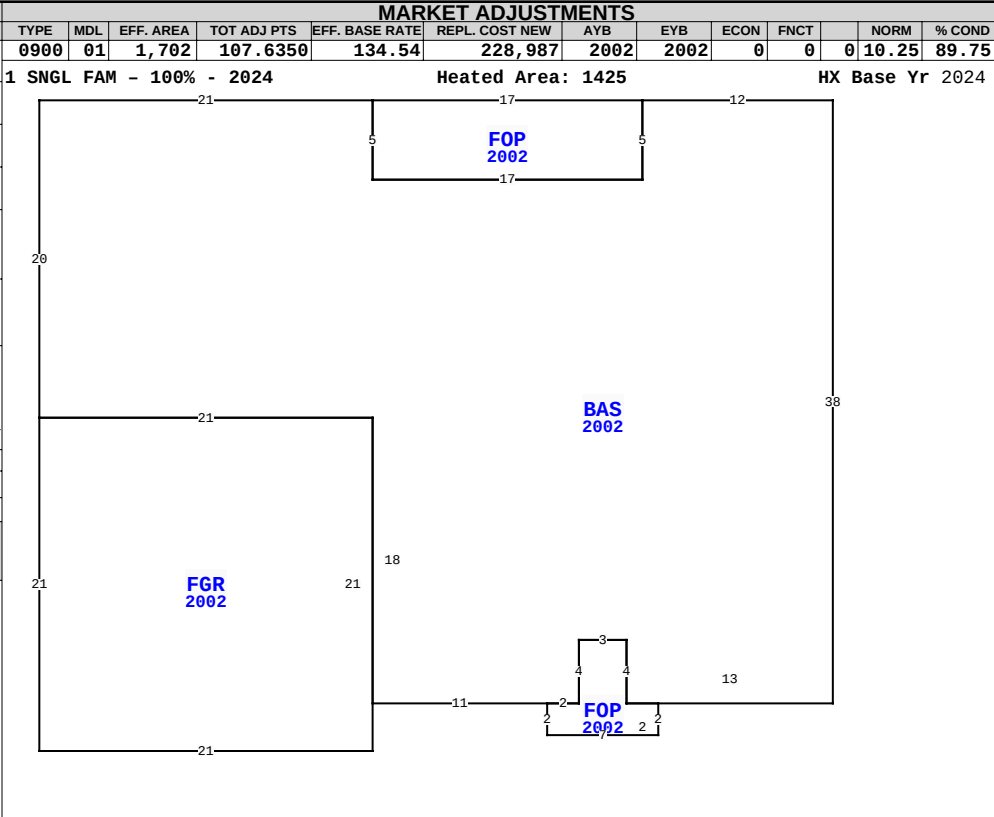
NEIGHBORHOOD/LOC	4021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,425	100	1,425	172,069
FGR	441	55	243	29,342
FOP	26	30	8	966
FOP	85	30	26	3,139

TOTALS	1,977		1,702	205,516
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EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0810	CONCRETE A	0 100	0	0	937.00	SF	6.50	6.50	100	2002	2002	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	SFR	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00



96194 SPRINGWOOD LN, FERNANDINA BEACH	BLD DATE 03/03/2023	NW	LGL DATE	04/03/2024	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

L N	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	937.00	SF	6.50	6.50	100	2002	2002	3	82	4,994	

TOTAL OB/XF													
4,994													

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY													
VALUATION BY												STANDARD	
Tax Group: 4												Tax Dist:	
BUILDING MARKET VALUE												205,516	
TOTAL MARKET OB/XF VALUE												4,994	
TOTAL LAND VALUE - MARKET												95,000	
TOTAL MARKET VALUE												305,510	
SOH/AGL Deduction												0	
ASSESSED VALUE												305,510	
TOTAL EXEMPTION VALUE												50,000	
BASE TAXABLE VALUE												255,510	
TOTAL JUST VALUE												305,510	
NCON VALUE												0	
INCOME VALUE												0	
PREVIOUS YEAR MKT VALUE												259,197	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2001936	REPAIR/RRF	8,880	03/01/2020
B0109075	NEW CONSTR	103,568	12/01/2001

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2645/1548	6/01/2023	WD	Q	I	02	381,600			
GRANTOR: SERGENT CURTIS R & VE									
GRANTEE: MARTELLO MICHAEL P									
1333/1373	7/15/2005	WD	Q	I		186,000			
GRANTOR: COE ERIK & LAUREN L									
GRANTEE: SERGENT CURTIS R &									

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2002] W12 FOP=[YR=2002] W17 S5 E17 N5\$ S5 W17 N5 W21 S20 FGR=[YR=2002] S21 E21 N21 W21\$ E21 S18 E11 FOP=[YR=2002] S2 E7 N2 W2 N4 W3 S4 W2\$ E2 N4 E3 S4 E13 N38\$.													