

LOT 2
IN OR 1826/55
WATERS EDGE PB 6/263

BOURGEOIS DEBBIE A & CHARLES A
96414 SPRINGWOOD LN
FERNANDINA BEACH, FL 32034

2024

46-3N-28-6200-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	1,811	100	1,811	232,514
FEP	409	80	327	41,984
FGR	576	55	317	40,700
FOP	256	30	77	9,886
FUS	1,236	100	1,236	158,690

TOTALS	4,288		3,768	483,773
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	100	0	0	1,761.00	SF	4.00	4.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00
3	0810	CONCRETE A	0	100	10	18	180.00	SF	6.50	6.50
4	0810	CONCRETE A	0	100	4	5	20.00	SF	6.50	6.50

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000134	C	SFR POND	100		RSF-1	0.00	0.00	1.00	LT

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,768	111.0375	138.80	522,998	2007	2007	0	0	0	7.50	92.50
1 SNGL FAM - 100% - 2015 Heated Area: 3047 HX Base Yr 2015												
96414 SPRINGWOOD LN, FERNANDINA BEACH												
		BLD DATE	06/27/2007	RK	LGL DATE			04/03/2024	MLU			
		XF DATE	06/27/2007	RK	LAND DATE							
		INC DATE			AG DATE							

TOTAL OB/XF												
10,620												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		483,773	
TOTAL MARKET OB/XF VALUE		10,620	
TOTAL LAND VALUE - MARKET		95,000	
TOTAL MARKET VALUE		589,393	
SOH/AGL Deduction		240,620	
ASSESSED VALUE		348,773	
TOTAL EXEMPTION VALUE		HX HB VX 55,000	
BASE TAXABLE VALUE		293,773	
TOTAL JUST VALUE		589,393	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		544,806	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531235	SUNROOM	9,374	10/01/2015
M10960	MECH OTHER	0	01/01/2006
E16323	ELEC OTHER	200	12/01/2005
P10330	OTHER	0	11/01/2005
R08334	REPAIR/RRF	8,000	10/01/2005
C16213	CO ISSUED	0	10/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1826/0055	11/20/2012	WD	Q	I	02	296,000
GRANTOR: STURGES DAVID						
GRANTEE: BOURGEOIS DEBBIE A						
1646/0477	10/28/2009	QC	U	I	11	100
GRANTOR: STURGES DANIEL D & CA						
GRANTEE: STURGES DAVID						

BUILDING NOTES												
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BUILDING DIMENSIONS												
FGR=[YR=2007] W20 FEP=[YR=2015] N14 W42 S10 BAS=[YR=2007] S4 W22 S24 E22 S6 FOP=[YR=2007] S8 E32 N8 W32 \$ E32 N6 E6 N24 W6 N6 U3 L3 W6 D3 L3 S2 W20 \$ E20 N2 U3 R3 E6 R3 D3 S6 E10 \$ W4 S24 E24 N24 \$ PTR= E30 FUS=[YR=2007] E12 N4 W3 N4 E15 S4 E7 N8 E32 S16 W2 S3 W6 N3 W6 S3 W6 N3 W11 S10 W3 S6 W6 N6 W4 S6 W6 N6 W4 S6 W6 N6 W3 N14 \$ W30 \$.												