LOT 7
WATERS EDGE PB 6/263

PADDOCK REVOCABLE TRUST/PADDOCK BARRETT L TRUSTEE
85125 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-6200-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

96301 SPRINGWOOD LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	16,192
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	191,192
SOH/AGL Deduction	0
ASSESSED VALUE	191,192
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	191,192
TOTAL JUST VALUE	191,192
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	193,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2471/1884	6/18/2021	WD	Q	V	01	225,000
GRANTOR: HOLMES WILLIAM D & KA						
GRANTEE: PADDOCK REVOCABLE T						
1274/0680	11/17/2004	WD	Q	V		192,000
GRANTOR: MANNING RAYMOND LEE &						
GRANTEE: HOLMES WM D & KATHA						

BUILDING NOTES

BUILDING DIMENSIONS

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	0300	BOAT DCK W	0	0	0	0	920.00	SF	40.00	40.00	100	2006	2006	3	44	16,192	

LAND DESCRIPTION

TOTAL OB/XF 16,192

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	000116	C	SFR MARSH	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 09/01/2022 BY KBA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS