



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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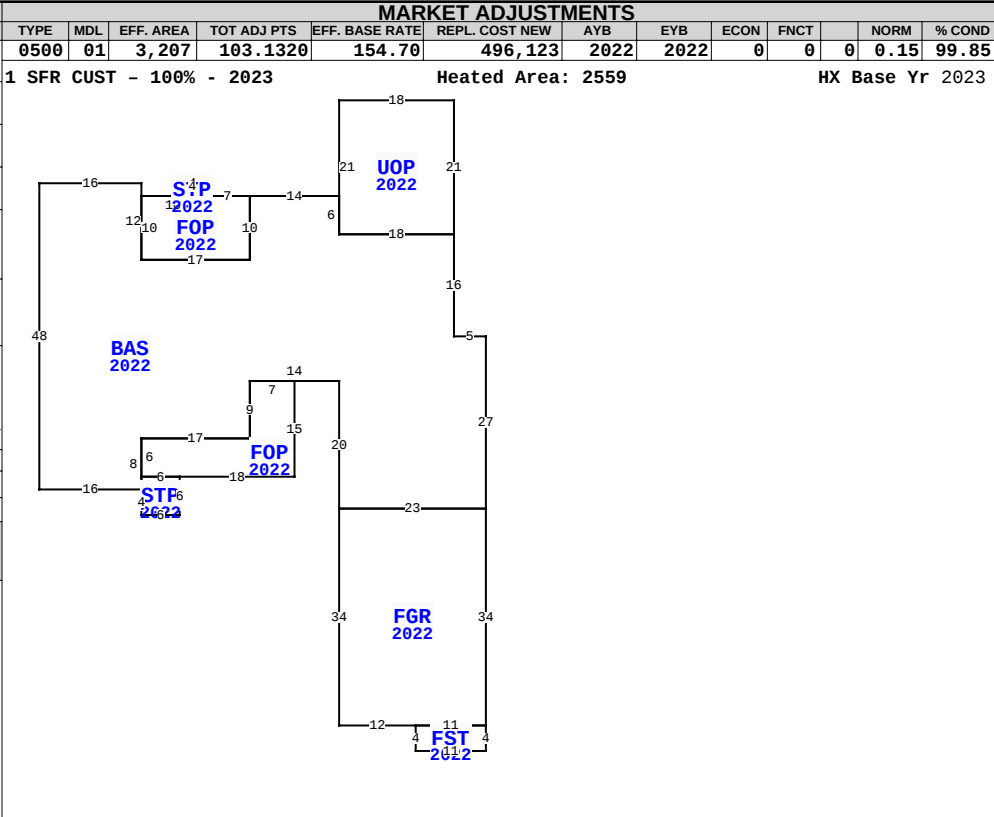
NEIGHBORHOOD/LOC	4021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,559	100	2,559	395,283
FGR	782	55	430	66,421
FOP	170	30	51	7,878
FOP	207	30	62	9,577
FST	44	55	24	3,707
STP	8	10	1	155
STP	36	10	4	618
UOP	378	20	76	11,739

TOTALS	4,184		3,207	495,379
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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
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2022
2	0855	CONC PAVER	0	100	0	2,474.00	SF	10.00	10.00	100	2022
3	0855	CONC PAVER	0	100	0	800.00	SF	10.00	10.00	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	SFR MARSH	100		RSF-1	0.00	0.00	1.00	LT	1.00



96311 SPRINGWOOD LN, FERNANDINA BEACH

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	
2,474.00	SF	10.00	10.00	100	2022	2022	3	100	24,740	
800.00	SF	10.00	10.00	100	2022	2022	3	100	8,000	

TOTAL OB/XF												34,740
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	1	

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		495,379	
TOTAL MARKET OB/XF VALUE		34,740	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		705,119	
SOH/AGL Deduction		136,540	
ASSESSED VALUE		568,579	
TOTAL EXEMPTION VALUE		HX HB	
BASE TAXABLE VALUE		518,579	
TOTAL JUST VALUE		705,119	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		674,041	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108101	NEW CONSTR	385,669	06/21/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2419/0520	12/15/2020	WD	Q	V	01
GRANTOR: KING GARY S & WANDA I					SALE PRICE
GRANTEE: THOMPSON TAD & RIAN					157,000
1722/1904	2/02/2011	WD	U	V	11
GRANTOR: WILLIAMSON DAVID & LI					100
GRANTEE: KING GARY S & WANDA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W5 N16 UOP=[YR=2022] N21 W18 S21 E18\$ W18 N6 W14 FOP=[YR=2022] W7 STP=[YR=2022] N2W4S2E4\$ W10 S10 E17 N10\$ S10 W17 N12 W16 S48 E16 STP=[YR=2022] S4 E6 N6 FOP=[YR=2022] E18 N15 W7 S9 W17 S6 E6\$ W6 S2\$ N8 E17 N9 E14 S20 FGR=[YR=2022] S34 E12 FST=[YR=2022] S4 E11 N4 W11\$ E11 N34 W23\$ E23 N27\$.											