

SMITH GYPSY LYNN TWEED & MARK SCOTT FAMILY REVOCAB
95044 SPRING TIDE LN
FERNANDINA BEACH, FL 32034

32-2N-28-005A-0031-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND																
Exterior Wall		31	HARDIE BRD 100							0500	11	3,328	133.4313	210.82	701,609	2019	2019		0	0	0	2.00	98.00	VALUATION BY															
Roof Structur		08	IRREGULAR 100							1 SFR CUST - 100% - 2022														Heated Area: 2764															
Roof Cover		03	COMP SHNGL 100																					HX Base Yr 2022															
Interior Wall		05	DRYWALL 100																					Tax Group: 4															
Interior Floo		13	LVT/LAMNT 60																					Tax Dist:															
Interior Floo		14	CARPET 40																					BUILDING MARKET VALUE															
Air Condition		03	CENTRAL 100																					TOTAL MARKET OB/XF VALUE															
Heating Type		04	AIR DUCTED 100																					TOTAL LAND VALUE - MARKET															
Bedrooms			5 100																					TOTAL MARKET VALUE															
Bathrooms			4 100																					SOH/AGL Deduction															
Frame		02	WOOD FRAME 100																					ASSESSED VALUE															
Stories		1.5	1.5 100																					TOTAL EXEMPTION VALUE															
Units		00	0 100																					BASE TAXABLE VALUE															
Occupancy		00	NONE 100																					TOTAL JUST VALUE															
																								NCON VALUE															
																								INCOME VALUE															
																								PREVIOUS YEAR MKT VALUE															
Quality		03	Quality Level 03																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA																					04															
NEIGHBORHOOD/LOC		4008.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	2,400	100	2019	2,400	495,849																																		
DCK	600	10	2021	60	12,396																																		
DCK	320	10	2022	32	6,611																																		
FGR	672	55	2019	370	76,443																																		
FOP	112	30	2019	34	7,025																																		
FOP	115	30	2019	34	7,025																																		
FST	52	55	2019	29	5,992																																		
FUS	364	100	2021	364	75,203																																		
STP	12	10	2019	1	207																																		
STR	42	10	2019	4	826																																		
TOTALS	4,689			3,328	687,577																																		
EXTRA FEATURES					95276 AMBERWOOD LN, FERNANDINA BEACH															BLD DATE					LGL DATE					03/26/2025					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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	2019	2019	3	98	3,430																							
2	0810	CONCRETE A	0	100	56	3		168.00	SF 6.50	6.50	100	2019	2019	3	97	1,059																							
3	0812	CONCRETE C	0	100	0	0		1,862.00	SF 4.00	4.00	100	2019	2019	3	97	7,225																							
4	0911	SCRN RM A	0	100	30	20		600.00	SF 17.50	17.50	100	2020	2020	3	86	9,030																							
5	0911	SCRN RM A	0	100	30	16		480.00	SF 17.50	17.50	100	2022	2022	3	93	7,812																							
6	0875	HOT TUB	0	100	0	0		1.00	UT 1,200.00	1,200.00	100	2022	2022	3	93	1,116																							
LAND DESCRIPTION					TOTAL OB/XF															29,672																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	000116	C	RES MARSH	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000																						
2	000116	C	RES MARSH	100		OR	0.00	0.00	1.00	LT		1.00	1.00	0.60	175,000.00	105,000.00	105,000																						
REVIEW DATE		07/05/2022		BY		KW		Total Acres: 2.04		Total Land Value: 280,000		Market: 0		Agricultural: 0		Common: 280,000		PRINTED 07/30/2025 BY SYS																					