LOT 12
IN OR 1975/346
SPANISH OAKS UNIT 1-A PB 6/99

DAMM GERALD C & JOYCE E
96072 SPRINGWOOD LN
FERNANDINA BEACH, FL 32034

2025

46-3N-28-576A-0012-0000

BUILDING CHARACTERISTICS

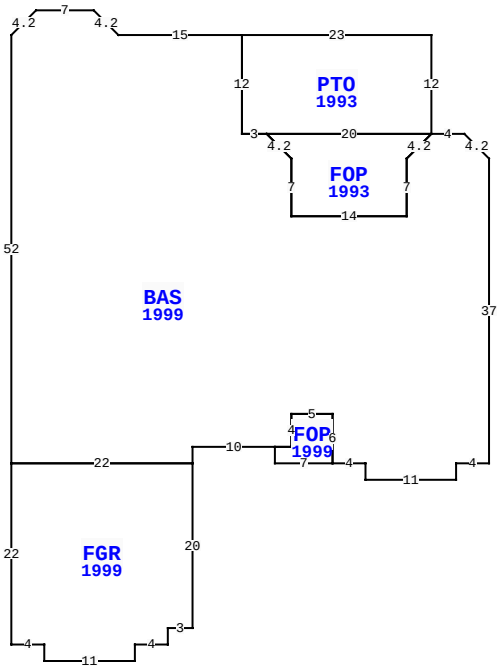
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,501	100	1999	2,501	273,702
FGR	500	55	1999	275	30,095
FOP	149	30	1993	45	4,925
FOP	34	30	1999	10	1,094
PTO	276	5	1993	14	1,532
TOTALS	3,460			2,845	311,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,845	95.9040	126.59	360,149	1999	1999	0	0	0	13.55	86.45

1 SNGL FAM – 100% - 2022 Heated Area: 2501 HX Base Yr 2022



BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE 05/06/2025 MLU
INC DATE			AG DATE

96072 SPRINGWOOD LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		311,349
TOTAL MARKET OB/XF VALUE		7,964
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		444,313
SOH/AGL Deduction		65,768
ASSESSED VALUE		378,545
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		327,823
TOTAL JUST VALUE		444,313
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		426,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M17549	H/AC	0	08/01/2012
983478	H/AC	0	12/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1975/0346	4/16/2015	WD	Q	I	02	285,000
GRANTOR: BRANCH WILSON MICHAEL						
GRANTEE: DAMM GERALD C & JOY						
0890/0684	7/08/1999	WD	Q	I		179,900
GRANTOR: BRAYWICK JOINT VENTUR						
GRANTEE: BRANCH WILSON & JUL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] U3 L3 W4 PTO=[YR=1993] N12 W23 S12 E3
FOP=[YR=1993] D3 R3 S7 E14 N7 U3 R3 W20 $ E20$ D3 L3
S7 W14 N7 U3 L3 W3 N12 W15 U3 L3 W7 D3 L3 S52
FGR=[YR=1999] S22 E4 S2 E11 N2 E4 N2 E3 N20 W22 $ E22 N2 E10
FOP=[YR=1999] S2 E7 N6 W5 S4 W2 $ E2 N4 E5 S6 E4 S2 E11 N2
E4 N37 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	0810	CONCRETE A	0	100	0	0	1,052.00	SF	6.50	6.50	100	1999	1999	3	75	5,129	

LAND DESCRIPTION

TOTAL OB/XF 7,964

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	000134	C	RES POND	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 10/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS