



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 80
Interior Floo	11	CLAY TILE 20
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

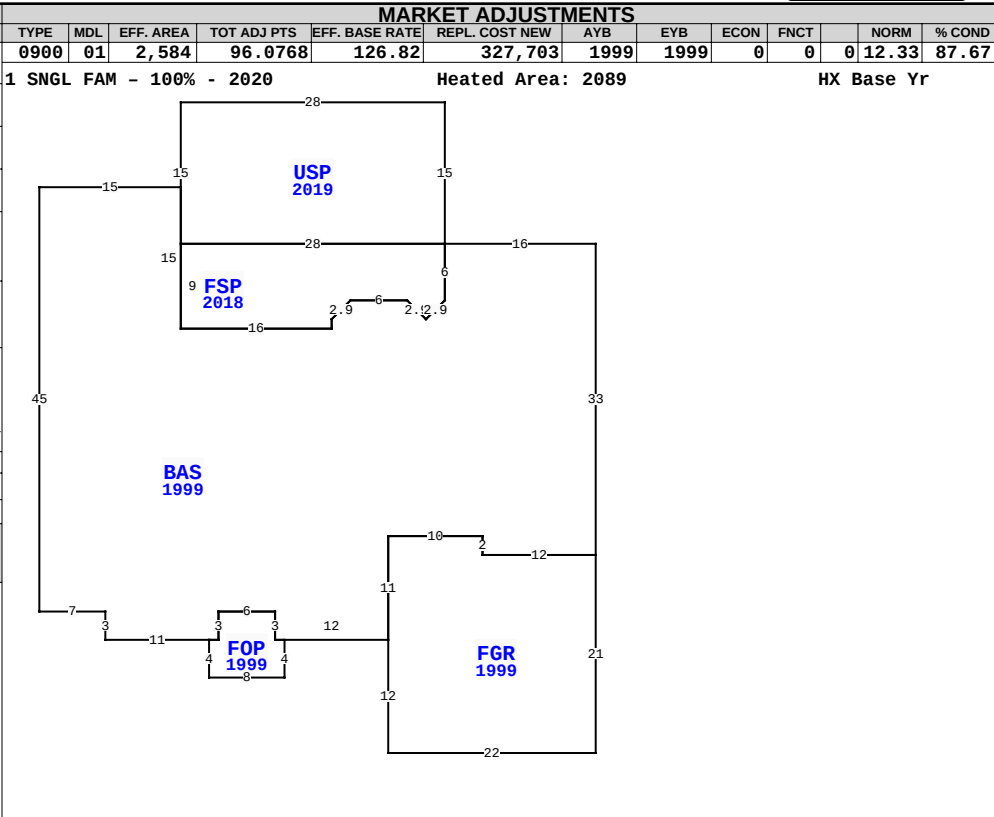
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

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	2,089	100	1999	2,089	232,262
FGR	482	55	1999	265	29,463
FOP	50	30	1999	15	1,667
FSP	222	40	2018	89	9,895
USP	420	30	2019	126	14,009

TOTALS	3,263			2,584	287,297
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	44	3	132.00	SF	6.50
3	0810	CONCRETE A	0	100	0	0	1,032.00	SF	6.50



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

96031 SPRINGWOOD LN, FERNANDINA BEACH

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	1999	1999	3	81	2,835	
2	0810	CONCRETE A	0	100	44	3	132.00	SF	6.50	6.50	100	1999	1999	3	75	644	
3	0810	CONCRETE A	0	100	0	0	1,032.00	SF	6.50	6.50	100	1999	1999	3	75	5,031	

LAND DESCRIPTION										TOTAL OB/XF										8,510	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
1	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	1				
REVIEW DATE		12/02/2019		BY	KW		Total Acres: 0.00		Total Land Value: 125,000				Market: 0		Agricultural: 0						

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		287,297	
TOTAL MARKET OB/XF VALUE		8,510	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		420,807	
SOH/AGL Deduction		146,048	
ASSESSED VALUE		274,759	
TOTAL EXEMPTION VALUE		13	274,759
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		420,807	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		402,970	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1905353	SCRN ENCLSR	9,500	07/01/2019
R1706040	REPAIR/RRF	18,000	09/01/2017
9805591	NEW CONSTR	116,142	12/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2314/0485	10/21/2019	WD	Q	I	02	289,000	
GRANTOR:GOHL THEODORE L							
GRANTEE:LEE MICHAEL A & LIS							
2172/1313	1/24/2018	WD	Q	I	01	215,000	
GRANTOR:AKINS LEWIS H JR							
GRANTEE:GOHL THEODORE L							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1999] W16 USP=[YR=2019] N15 W28 S15 E28\$									
FSP=[YR=2018] W28 S9 E16 N1 U2 R2 E6 D2 R2 R2 U2 N6\$									
S6 L2 D2 L2 U2 W6 D2 L2 S1 W16 N15 W15 S45 E7 S3 E11									
FOP=[YR=1999] S4 E8 N4 W1 N3W6 S3 W1\$ E1 N3 E6 S3 E12									
FGR=[YR=1999] S12 E22 N21 W12 N2 W10 S11\$ N11 E10 S2 E12									
N33\$.									