LOT 45
SPANISH OAKS UNIT 1-A PB 6/99

BROWN ILKA M L/E/
96043 SPRINGWOOD LANE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-576A-0045-0000

BUILDING CHARACTERISTICS

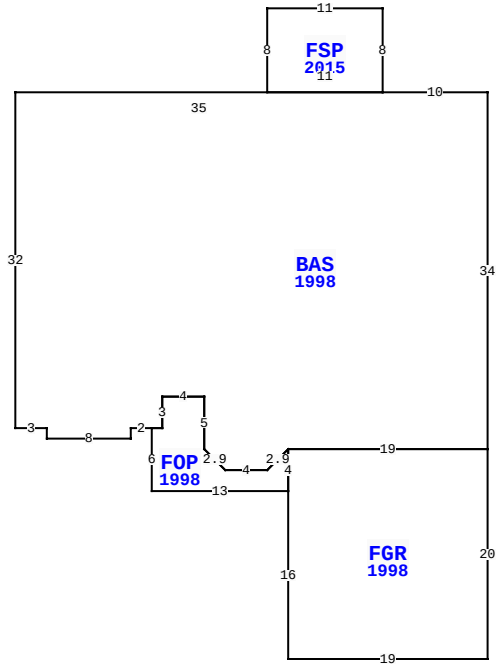
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,502	100	1998	1,502	168,451
FGR	380	55	1998	209	23,440
FOP	62	30	1998	19	2,131
FSP	88	40	2015	35	3,925
TOTALS	2,032			1,765	197,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,765	97.3800	128.54	226,873	1998	1998	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2007 Heated Area: 1502 HX Base Yr 2007



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

96043 SPRINGWOOD LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		197,947
TOTAL MARKET OB/XF VALUE		5,811
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		328,758
SOH/AGL Deduction		184,585
ASSESSED VALUE		144,173
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		88,451
TOTAL JUST VALUE		328,758
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1707265	5 WINDOWS	4,830	11/01/2017
R1615134	ROOF	11,000	07/01/2016
B23175	REMODEL	1,935	01/01/2010
9805323	NEW CONSTR	86,000	08/26/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2647/1415	6/14/2023	LE	U	I	11	100
GRANTOR: BROWN ILKA M						
GRANTEE: TAYLOR INGRID DEANN						
1433/0155	7/31/2006	WD	Q	I		235,000
GRANTOR: SHRINER ROBERT G & MA						
GRANTEE: BROWN ILKA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W10 FSP=[YR=2015] N8 W11 S8 E11 $ W35 S32 E3 S1 E8 N1 E2 FOP=[YR=1998] S6 E13 FGR=[YR=1998] S16 E19 N20 W19 S4 $ N4 L2 D2 W4 U2 L2 N5 W4 S3 W1 $ E1 N3 E4 S5 D2 R2 E4 U2 R2 E19 N34$.

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	1998	1998	3	80	2,800	
2	0811	CONCRETE B	0	100	43	16	688.00	SF	5.20	5.20	100	1998	1998	3	73	2,612	
3	0810	CONCRETE A	0	100	28	3	84.00	SF	6.50	6.50	100	1998	1998	3	73	399	

LAND DESCRIPTION

TOTAL OB/XF 5,811

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	000100	C	RES	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS