LOT 48
SPANISH OAKS UNIT 1-A PB 6/99

KOPP MARK S/RODY KIMBERLY P
96105 SPRINGWOOD LN
FERNANDINA BEACH, FL 32034

2025

46-3N-28-576A-0048-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 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

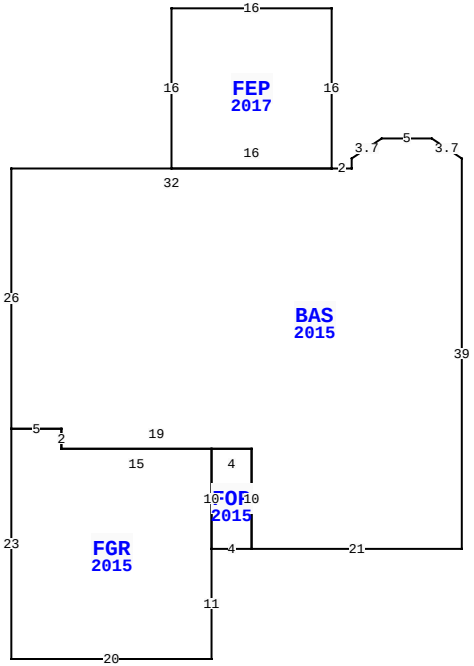
NEIGHBORHOOD/LOC 4021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,487	100	2015	1,487	198,111
FEP	256	80	2017	205	27,312
FGR	430	55	2015	236	31,442
FOP	40	30	2015	12	1,598
TOTALS	2,213			1,940	258,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,940	105.1344	138.78	269,233	2015	2015	0	0	0	4.00	96.00

2 SNGL FAM – 100% - 2025 Heated Area: 1487 HX Base Yr 2025



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

96105 SPRINGWOOD LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		258,464
TOTAL MARKET OB/XF VALUE		12,171
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		395,635
SOH/AGL Deduction		38,102
ASSESSED VALUE		357,533
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		306,811
TOTAL JUST VALUE		395,635
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,125

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429422	CO ISSUED	0	01/29/2015
B1429737	SCRNRM	5,491	12/01/2014
B1429422	NEW CONSTR	190,437	10/01/2014
B1428298	DEMOLITION	0	02/01/2014
994004	NEW CONSTR	0	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2706/1002	4/17/2024	WD	Q	I	01	425,000
GRANTOR: CONWAY MICHAEL G & KR						
GRANTEE: KOPP MARK S						
2371/1496	6/26/2020	WD	Q	I	01	275,000
GRANTOR: TOMLIN JOHN D						
GRANTEE: CONWAY MICHAEL G &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] U2 L3 W5 D2 L3 S1 W2 FEP=[YR=2017] N16 W16 S16 E16$ W32 S26 FGR=[YR=2015] S23 E20 N11 FOP=[YR=2015] E4 N10 W4 S10$ N10 W15 N2 W5$ E5 S2 E19 S10 E21 N39$.

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	0810	CONCRETE A	0	100	0	0	704.00	SF	6.50	6.50	100	1999	1999	3	75	3,432	
2	0810	CONCRETE A	0	100	0	0	74.00	SF	6.50	6.50	100	1999	1999	3	75	361	
3	0855	CONC PAVER	0	100	15	3	45.00	SF	10.00	10.00	100	2015	2015	3	95	428	
4	0855	CONC PAVER	0	100	10	10	100.00	SF	10.00	10.00	100	2015	2015	3	95	950	
5	0810	CONCRETE A	0	100	10	10	100.00	SF	6.50	6.50	100	2015	2015	3	95	618	
6	1076	TRELLIS A	0	100	10	10	100.00	SF	7.50	7.50	100	2015	2015	3	75	563	
7	0476	VF 6 SBPL	0	100	0	0	197.00	LF	32.00	32.00	100	2015	2015	3	87	5,484	
8	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	87	261	
9	0810	CONCRETE A	0	100	4	3	12.00	SF	6.50	6.50	100	2015	2015	3	95	74	

LAND DESCRIPTION

TOTAL OB/XF 12,171

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	0003	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