

LOT 23
IN OR 2207/734
SPANISH OAKS UNIT 1B PB 6/190

HARDESTY DAVID A & LEZLIE A
96177 SPRINGWOOD LANE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-576B-0023-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,956	100	2002	1,956	231,214
FEP	200	80	2013	160	18,913
FGR	400	55	2002	220	26,005
FOP	24	30	2002	7	828
FST	100	55	2002	55	6,502
FUS	304	100	2002	304	35,935

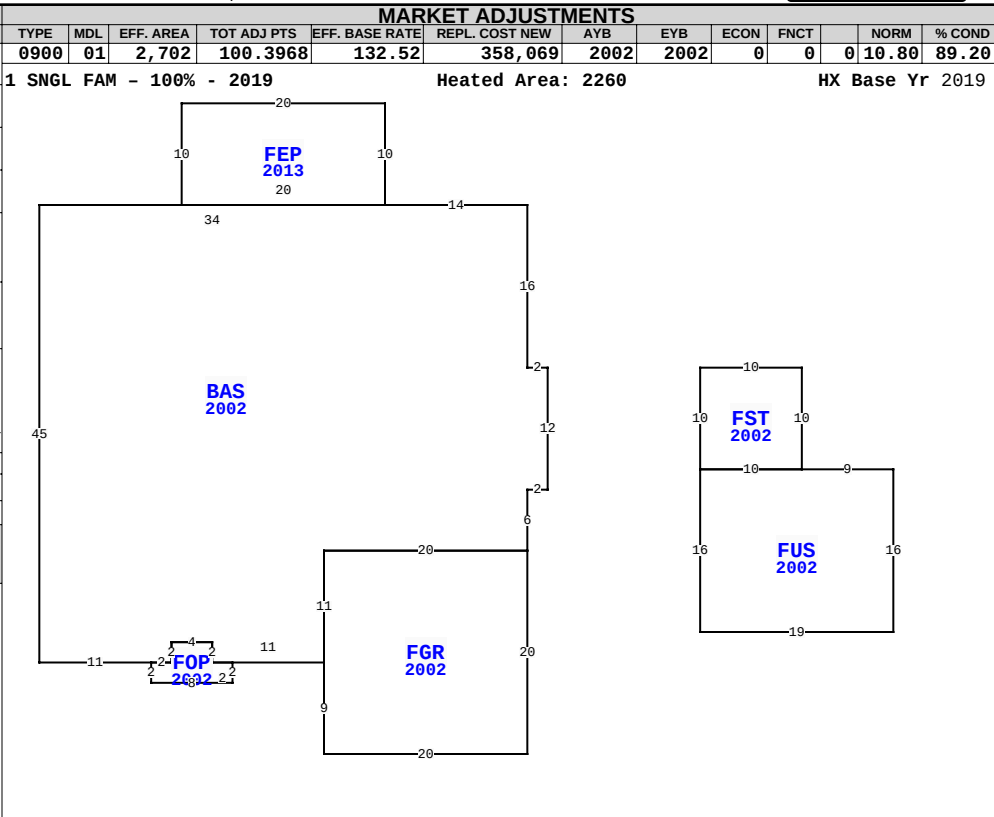
TOTALS	2,984			2,702	319,398
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EXTRA FEATURES

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	0811	CONCRETE B	0	100	0	0	748.00	SF	5.20	5.20	100	2002	2002	3	80	3,112	
2	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	2002	2002	3	80	390	
3	0810	CONCRETE A	0	100	26	13	338.00	SF	6.50	6.50	100	2004	2004	3	83	1,824	
4	0810	CONCRETE A	0	100	0	0	320.00	SF	6.50	6.50	100	2004	2004	3	83	1,726	
5	0476	VF 6 SBPL	0	100	0	0	63.00	LF	32.00	32.00	100	2005	2005	3	64	1,290	
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	64	192	
7	0861	POOL GUNIT	1	100	0	0	397.00	SF	85.00	85.00	100	2023	2023		98	33,070	
8	0855	CONC PAVER	1	100	0	0	1,148.00	SF	10.00	10.00	100	2023	2023		100	11,480	

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	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							



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

96177 SPRINGWOOD LN, FERNANDINA BEACH

TOTAL OB/XF																	53,084
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		319,398	
TOTAL MARKET OB/XF VALUE		53,084	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		497,482	
SOH/AGL Deduction		155,763	
ASSESSED VALUE		341,719	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		290,997	
TOTAL JUST VALUE		497,482	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		473,581	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016447	SWIM POOL	95,000	11/02/2022
M2007109	H/AC	0	08/01/2020
B0108621	NEW CONSTR	0	10/29/2001
P014895	NEW CONSTR	0	08/01/2001

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BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2002] W2 N16 W14 FEP=[YR=2013] N10 W20 S10 E20\$ W34 S45 E11 FOP=[YR=2002] S2 E8 N2 W2 N2 W4 S2 W2\$ E2 N2 E4 S2 E11 FGR=[YR=2002] S9 E20 N20 W20 S11\$ N11 E20 N6 E2 N12\$ PTR= E15 FST=[YR=2002] E10 S10 FUS=[YR=2002] E9 S16 W19 N16 E10\$ W10 N10\$ W15\$.						