

LOT 24
IN OR 2099/461
SPANISH OAKS UNIT 1B PB 6/190

MANZIE BRETT & MICHELE
96189 SPRINGWOOD LN
FERNANDINA BEACH, FL 32034

2025

46-3N-28-576B-0024-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	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		4 100
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
NEIGHBORHOOD/LOC	4021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,585	100	2002	2,585	293,501
FGR	550	55	2002	302	34,289
FOP	82	30	2002	25	2,838
FSP	249	40	2002	100	11,354
FUS	360	100	2002	360	40,875
TOTALS	3,826			3,372	382,858

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	416.00	SF	5.20
2	0861	POOL GUNIT	0	100	0	0	518.00	SF	85.00
3	0845	KOOL DECK	0	100	0	0	741.00	SF	7.25
4	0479	VF PICKET	0	100	0	0	124.00	LF	10.00
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00
6	0810	CONCRETE A	0	100	33	3	99.00	SF	6.50
7	0855	CONC PAVER	0	100	0	0	390.00	SF	10.00
8	0912	SCRN RM G	1	100	0	0	1,800.00	SF	20.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100	0003	RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,372	96.4620	127.33	429,357	2002	2002	0	0	10.83	89.17
1 SNGL FAM - 100% - 2018						Heated Area: 2945			HX Base Yr 2018		
BLD DATE						03/03/2023		NW		LGL DATE	
XF DATE										LAND DATE	
INC DATE										AG DATE	

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					382,858				
TOTAL MARKET OB/XF VALUE					57,562				
TOTAL LAND VALUE - MARKET					125,000				
TOTAL MARKET VALUE					565,420				
SOH/AGL Deduction					275,733				
ASSESSED VALUE					289,687				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					238,965				
TOTAL JUST VALUE					565,420				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					539,633				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230008324	1800SF SRM	59,832	06/28/2023
R1801009	REPAIR/RRF	4,000	02/01/2018
R013563	NEW CONSTR	0	09/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2099/0461	2/03/2017	SW	U	I	12	265,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: MANZIE BRETT & MICH						
2047/1357	5/23/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W18 N3 W17 S14 FSP=[YR=2002] W26 S9 E11 S3 E8 N3 E4 N3 E3 N6\$ S6 W3 S3 W4 S3 W8 N3 W11 S39 E15 N3 E2 FOP=[YR=2002] E9 N6 W2 N4 W7 S10\$ N10 E7 S4 E12 FGR=[YR=2002] S18 E25 N22 W25 S4\$ N4 E25 N46\$ PTR=N10 FUS=[YR=2002] N24 E15 S24 W15\$ S10\$.									

LAND DESCRIPTION									
TOTAL OB/XF									
57,562									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100	0003	RSF-1	0.00	0.00	1.00