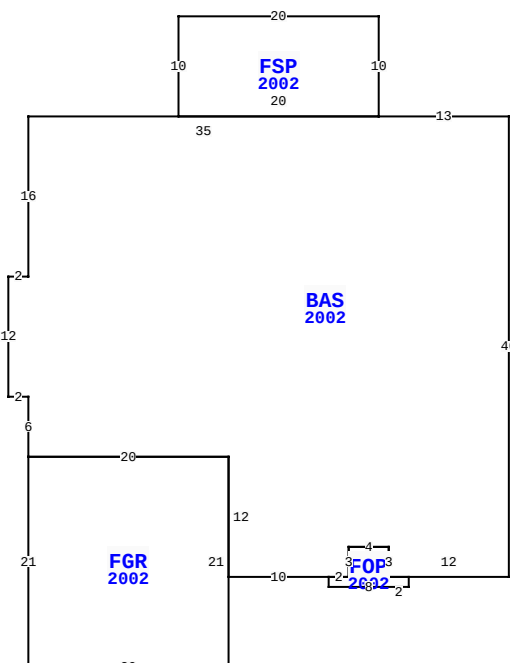


MARTINEZ GEOFFREY J
96201 SPRINGWOOD LANE
FERNANDINA BEACH, FL 32034

46-3N-28-576B-0025-0000

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall	05	AVERAGE 70				0900	01	2,297	93.4038	123.29	283,197	2002	2002	0	0	10.83	89.17	VALUATION BY		STANDARD															
Roof Structure	16	WD FR STUC 30				1 SNGL FAM - 100% - 2003												Heated Area: 1980						HX Base Yr 2003											
Roof Cover	03	GABLE/HIP 100																						Tax Group: 4						Tax Dist:					
Interior Wall	03	COMP SHNGL 100																						BUILDING MARKET VALUE						252,527					
Interior Floor	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE						3,449					
Interior Floor	14	CARPET 80																						TOTAL LAND VALUE - MARKET						125,000					
Air Condition	08	SHT VNYL 20																						TOTAL MARKET VALUE						380,976					
Heating Type	03	CENTRAL 100																						SOH/AGL Deduction						210,938					
Bedrooms	04	AIR DUCTED 100																						ASSESSED VALUE						170,038					
Bathrooms	3	100																						TOTAL EXEMPTION VALUE						HX HB 50,722					
Bathrooms	2	100																						BASE TAXABLE VALUE						119,316					
Frame Stories	02	WOOD FRAME 100																						TOTAL JUST VALUE						380,976					
Units	0	0 100										NCON VALUE						0																	
Occupancy	00	NONE 100										INCOME VALUE																							
Quality		01	Quality Level 01														PREVIOUS YEAR MKT VALUE						352,375												
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	1,980	100	2002	1,980	217,676																														
FGR	420	55	2002	231	25,396																														
FOP	20	30	2002	6	660																														
FSP	200	40	2002	80	8,795																														
TOTALS		2,620			2,297	252,527																													
EXTRA FEATURES						96201 SPRINGWOOD LN, FERNANDINA BEACH														BLD DATE 03/03/2023 NW LGL DATE 05/06/2025 MLU															
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		829.00	SF	5.20		5.20	100	2002	2002	3	80	3,449																	
LAND DESCRIPTION						TOTAL OB/XF 3,449																													
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																		
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											