LOT 34
SPANISH OAKS UNIT 1B PB 6/190

MARTELLO MICHAEL P
96194 SPRINGWOOD LN
FERNANDINA BEACH, FL 32034

2025

46-3N-28-576B-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

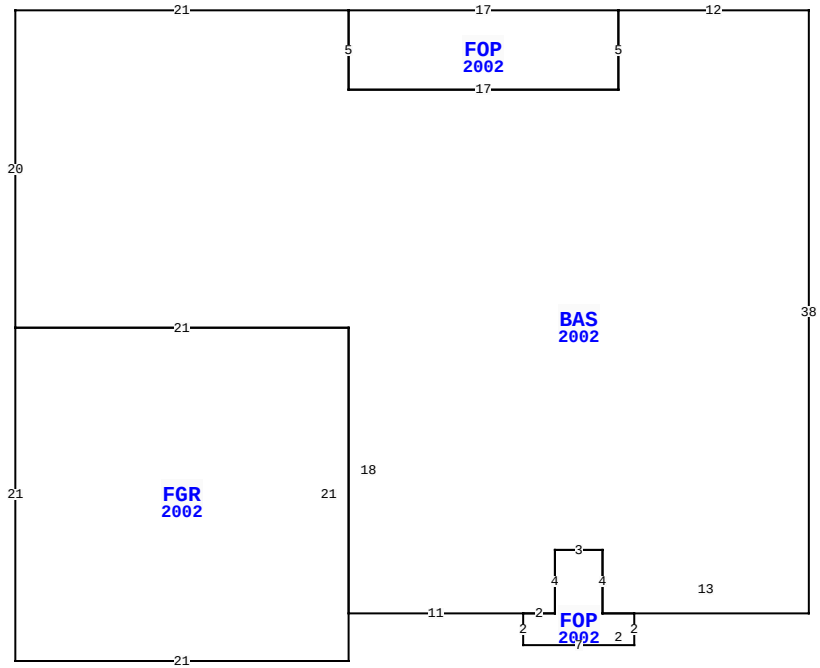
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,425	100	2002	1,425	171,186
FGR	441	55	2002	243	29,192
FOP	26	30	2002	8	961
FOP	85	30	2002	26	3,124
TOTALS	1,977			1,702	204,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,702	101.9700	134.60	229,089	2002	2002	0	0	0	10.75	89.25

1 SNGL FAM – 100% - 2024 Heated Area: 1425 HX Base Yr 2024



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

96194 SPRINGWOOD LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		204,462
TOTAL MARKET OB/XF VALUE		4,872
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		334,334
SOH/AGL Deduction		19,964
ASSESSED VALUE		314,370
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		263,648
TOTAL JUST VALUE		334,334
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2001936	REPAIR/RRF	8,880	03/01/2020
B0109075	NEW CONSTR	103,568	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2645/1548	6/01/2023	WD	Q	I	02	381,600
GRANTOR: SERGENT CURTIS R & VE						
GRANTEE: MARTELLO MICHAEL P						
1333/1373	7/15/2005	WD	Q	I		186,000
GRANTOR: COE ERIK & LAUREN L						
GRANTEE: SERGENT CURTIS R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W12 FOP=[YR=2002] W17 S5 E17 N5$ S5 W17 N5 W21 S20 FGR=[YR=2002] S21 E21 N21 W21$ E21 S18 E11 FOP=[YR=2002] S2 E7 N2 W2 N4 W3 S4 W2$ E2 N4 E3 S4 E13 N38$.

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	937.00	SF	6.50	6.50	100	2002	2002	3	80	4,872	

LAND DESCRIPTION

TOTAL OB/XF 4,872

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