

LOT 2
IN OR 1826/55
WATERS EDGE PB 6/263

BOURGEOIS DEBBIE A & CHARLES A
96414 SPRINGWOOD LN
FERNANDINA BEACH, FL 32034

2025

46-3N-28-6200-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	1,811	100	2007	1,811	276,342
FEP	409	80	2015	327	49,897
FGR	576	55	2007	317	48,372
FOP	256	30	2007	77	11,749
FUS	1,236	100	2007	1,236	188,603
TOTALS	4,288			3,768	574,963

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	1,761.00	SF	6.50
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0810	CONCRETE A	0	100	10	18	180.00	SF	6.50
4	0810	CONCRETE A	0	100	4	5	20.00	SF	6.50

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		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	3,768	125.6490	165.86	624,960	2007	2007	0	0	0	8.00	92.00										
1 SNGL FAM - 100% - 2015 Heated Area: 3047 HX Base Yr 2015																						
BLD DATE	06/27/2007						RK	LGL DATE														
XF DATE	06/27/2007						RK	LAND DATE														
INC DATE								AG DATE														
96414 SPRINGWOOD LN, FERNANDINA BEACH																						
05/06/2025 MLU																						

TOTAL OB/XF												
14,344												

TOTAL OB/XF												
14,344												

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		574,963	
TOTAL MARKET OB/XF VALUE		14,344	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		714,307	
SOH/AGL Deduction		355,420	
ASSESSED VALUE		358,887	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		303,165	
TOTAL JUST VALUE		714,307	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		589,393	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531235	SUNROOM	9,374	10/01/2015
M10960	MECH OTHER	0	01/01/2006
E16323	ELEC OTHER	200	12/01/2005
P10330	OTHER	0	11/01/2005
R08334	REPAIR/RRF	8,000	10/01/2005
C16213	CO ISSUED	0	10/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1826/0055	11/20/2012	WD	Q	I	02	296,000
GRANTOR: STURGES DAVID						
GRANTEE: BOURGEOIS DEBBIE A						
1646/0477	10/28/2009	QC	U	I	11	100
GRANTOR: STURGES DANIEL D & CA						
GRANTEE: STURGES DAVID						

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
FGR=[YR=2007] W20 FEP=[YR=2015] N14 W42 S10 BAS=[YR=2007] S4 W22 S24 E22 S6 FOP=[YR=2007] S8 E32 N8 W32 \$ E32 N6 E6 N24 W6 N6 U3 L3 W6 D3 L3 S2 W20 \$ E20 N2 U3 R3 E6 R3 D3 S6 E10 \$ W4 S24 E24 N24 \$ PTR= E30 FUS=[YR=2007] E12 N4 W3 N4 E15 S4 E7 N8 E32 S16 W2 S3 W6 N3 W6 S3 W6 N3 W11 S10 W3 S6 W6 N6 W4 S6 W6 N6 W4 S6 W6 N6 W3 N14 \$ W30 \$.												