LOT 6
IN OR 2226/245
WATERS EDGE PB 6/263

DOUCETTE RICKEY & KIMBERLY
96289 SPRINGWOOD LN
FERNANDINA BEACH, FL 32034

2025

46-3N-28-6200-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

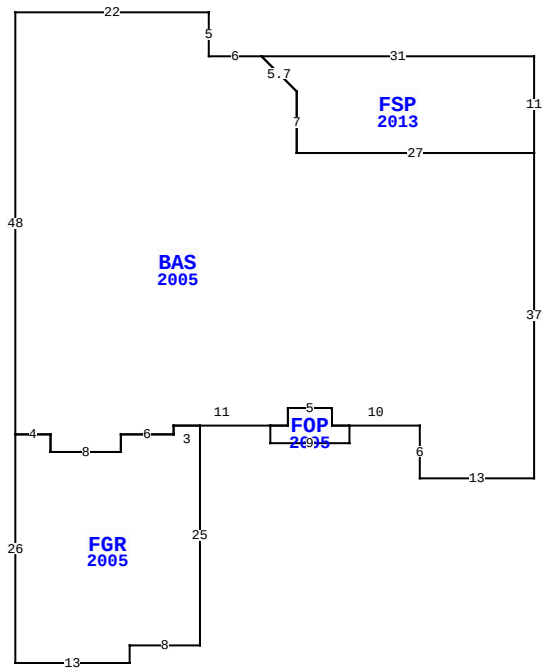
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,385	100	2005	2,385	267,300
FGR	517	55	2005	284	31,830
FOP	28	30	2005	8	897
FSP	305	40	2013	122	13,673
TOTALS	3,235			2,799	313,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,799	99.0144	130.70	365,829	2005	2005	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2019 Heated Area: 2385 HX Base Yr 2019



96289 SPRINGWOOD LN, FERNANDINA BEACH

BLD DATE	09/25/2013 KK	LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		313,698
TOTAL MARKET OB/XF VALUE		7,942
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		446,640
SOH/AGL Deduction		164,207
ASSESSED VALUE		282,433
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		231,711
TOTAL JUST VALUE		446,640
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		436,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09630	MECH OTHER	0	04/01/2005
P09148	OTHER	0	03/01/2005
E14347	ELEC OTHER	2,000	02/01/2005
B14352	NEW CONSTR	179,932	02/01/2005
R07088	REPAIR/RRF	5,000	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2226/0245	9/18/2018	WD	Q	I	02	330,000
GRANTOR: MARTIN CHERYL M & RAY						
GRANTEE: DOUCETTE RICKEY & K						
2087/0305	12/02/2016	WD	Q	I	01	325,000
GRANTOR: HERTERICH KATHRYN & N						
GRANTEE: MARTIN CHERYL M & R						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0811	CONCRETE B	0	100	0	0	1,113.00	SF	5.20	5.20	100	2005	2005	3	84	4,862	

BUILDING DIMENSIONS

BAS=[YR=2005] W22 S48 FGR=[YR=2005] S26 E13 N2 E8 N25 W3 S1 W6 S2 W8 N2 W4 $ E4 S2 E8 N2 E6 N1 E11 FOP=[YR=2005] S2 E9 N2 W2 N2 W5 S2 W2 $ E2 N2 E5 S2 E10 S6 E13 N37 FSP=[YR=2013] N11 W31 D4 R4 S7 E27 $ W27 N7 L4 U4 W6 N5 $.

LAND DESCRIPTION

TOTAL OB/XF 7,942

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		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