



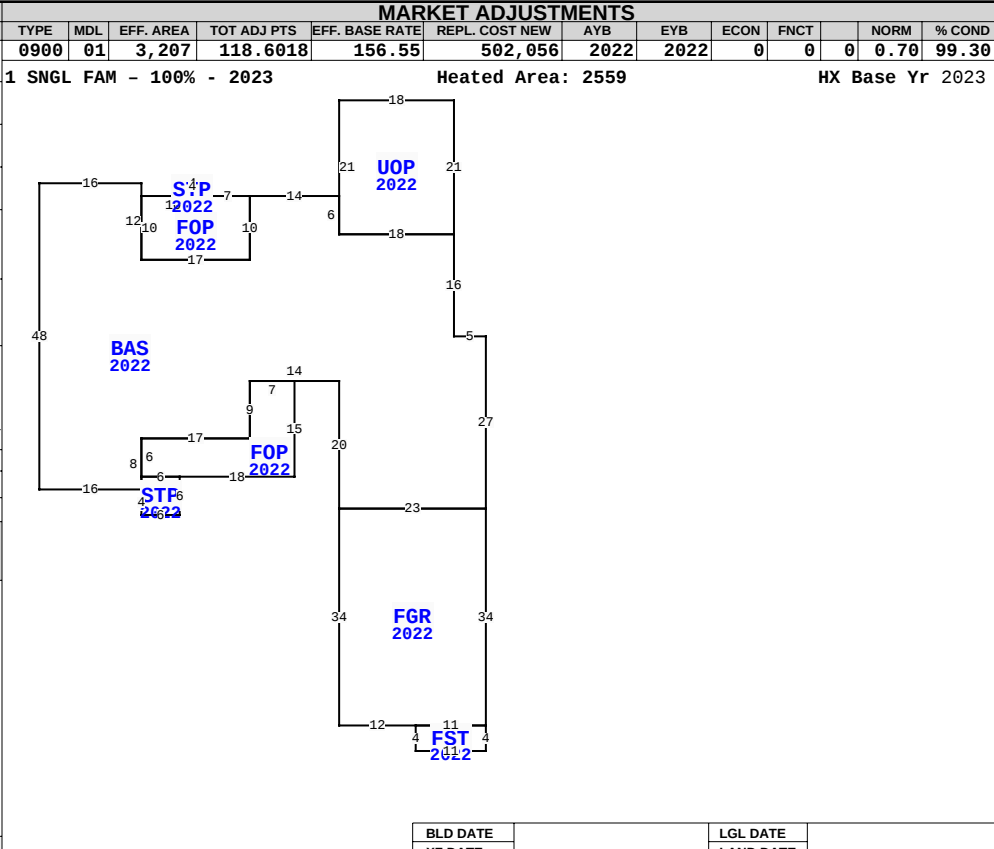
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	03	MASONRY 100
Stories	1.	1. 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	2,559	100	2022	2,559	397,807
FGR	782	55	2022	430	66,846
FOP	170	30	2022	51	7,928
FOP	207	30	2022	62	9,638
FST	44	55	2022	24	3,731
STP	8	10	2022	1	156
STP	36	10	2022	4	622
UOP	378	20	2022	76	11,815
TOTALS	4,184			3,207	498,542

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0855	CONC PAVER	0	100	0	0	2,474.00	SF	10.00
3	0855	CONC PAVER	0	100	0	0	800.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00



96311 SPRINGWOOD LN, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF									
34,393									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			498,542
TOTAL MARKET OB/XF VALUE			34,393
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			732,935
SOH/AGL Deduction			147,867
ASSESSED VALUE			585,068
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			534,346
TOTAL JUST VALUE			732,935
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			705,119

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108101	NEW CONSTR	385,669	06/21/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2419/0520	12/15/2020	WD	Q	V	01	157,000
GRANTOR: KING GARY S & WANDA I						
GRANTEE: THOMPSON TAD & RIAN						
1722/1904	2/02/2011	WD	U	V	11	100
GRANTOR: WILLIAMSON DAVID & LI						
GRANTEE: KING GARY S & WANDA						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2022] W5 N16 UOP=[YR=2022] N21 W18 S21 E18\$ W18 N6 W14 FOP=[YR=2022] W7 STP=[YR=2022] N2W4S2E4\$ W10 S10 E17 N10\$ S10 W17 N12 W16 S48 E16 STP=[YR=2022] S4 E6 N6 FOP=[YR=2022] E18 N15 W7 S9 W17 S6 E6\$ W6 S2\$ N8 E17 N9 E14 S20 FGR=[YR=2022] S34 E12 FST=[YR=2022] S4 E11 N4 W11\$ E11 N34 W23\$ E23 N27\$.									