

LOT 9
IN OR 1413/1080
WATERS EDGE PB 6/263

AVENT ARTHUR W JR & PAMELA A
96323 SPRINGWOOD LANE
FERNANDINA BEACH, FL 32034-1616

2025

46-3N-28-6200-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

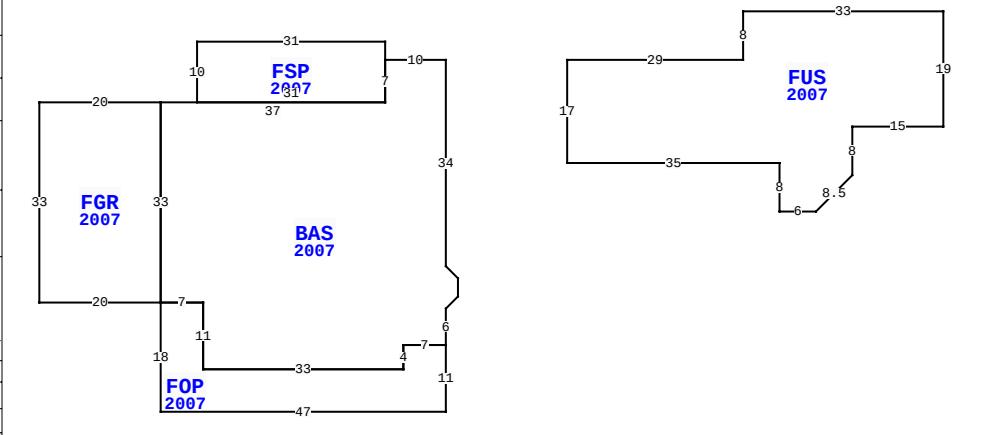
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,043	100	2007	2,043	301,463
FGR	660	55	2007	363	53,564
FOP	434	30	2007	130	19,183
FSP	310	40	2007	124	18,297
FUS	1,306	100	2007	1,306	192,711
TOTALS	4,753			3,966	585,218

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	1242	WD DECK A	0	100	10	4	40.00	SF	10.00	10.00	
3	0812	CONCRETE C	0	100	0	0	2,434.00	SF	4.00	4.00	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,966	121.5090	160.39	636,107	2007	2007	0	0	8.00	92.00
1 SNGL FAM - 100% - 2008											
Heated Area: 3349											
HX Base Yr 2008											



NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										585,218	
TOTAL MARKET OB/XF VALUE										11,728	
TOTAL LAND VALUE - MARKET										200,000	
TOTAL MARKET VALUE										796,946	
SOH/AGL Deduction										394,207	
ASSESSED VALUE										402,739	
TOTAL EXEMPTION VALUE										50,722	
BASE TAXABLE VALUE										352,017	
TOTAL JUST VALUE										796,946	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										777,734	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2112902	(2) WINDOWS	4,814	09/23/2021
R09759	REPAIR/RRF	6,000	09/01/2006
E17626	ELEC OTHER	2,000	07/01/2006
M11788	MECH OTHER	0	07/01/2006
P11357	OTHER	0	07/01/2006
C18027	CO ISSUED	0	06/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1413/1080	5/19/2006	WD	Q	V		298,000	
GRANTOR:ALLISON LANDS INC							
GRANTEE:AVENT ARTHUR W JR &							
1024/1475	12/13/2001	WD	U	V	09	303,500	
GRANTOR:RIVER OAKS JOINT VENT							
GRANTEE:ALLISON LANDS INC							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W10 FSP=[YR=2007] N3 W31 S10 E31 N7\$ S7 W37 FGR=[YR=2007] W20 S33 E20 N33\$ S33 FOP=[YR=2007] S18 E47 N11 W7 S4 W33 N11 W7\$ E7 S11 E33 N4 E7 N6 R2 U2 N3 L2 U2 N34\$ PTR= E20FUS=[YR=2007] E29 N8 E33 S19 W15 S8 D6 L6 W6 N8 W35 N17\$ W20\$.											

LAND DESCRIPTION										TOTAL OB/XF										11,728									
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	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000												