LOT 44
SPANISH OAKS UNIT 1-A PB 6/99

LEE MICHAEL A/RICKERT-LEE LISA R
96031 SPRINGWOOD LN
FERNANDINA BEACH, FL 32034

2026

46-3N-28-576A-0044-0000

BUILDING CHARACTERISTICS

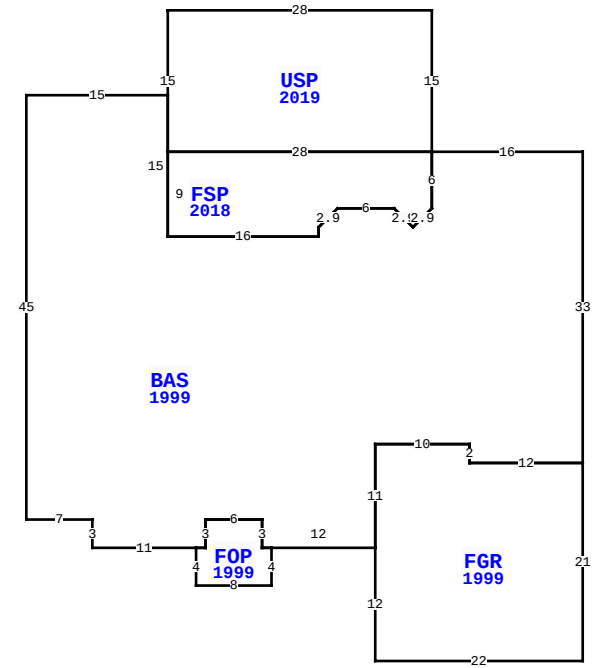
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,089	100	1999	2,089	243,192
FGR	482	55	1999	265	30,850
FOP	50	30	1999	15	1,746
FSP	222	40	2018	89	10,361
USP	420	30	2019	126	14,668
TOTALS	3,263			2,584	300,818

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,584	96.0768	133.55	345,093	1999	1999	0	0	0	12.83	87.17

1 SNGL FAM 100% - 2020 Heated Area: 2089 HX Base Yr



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

96031 SPRINGWOOD LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		300,818
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		428,618
SOH/AGL Deduction		146,441
ASSESSED VALUE		282,177
TOTAL EXEMPTION VALUE	13	282,177
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		428,618
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		420,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1905353	SCRN ENCLSR	9,500	07/01/2019
R1706040	REPAIR/RRF	18,000	09/01/2017
9805591	NEW CONSTR	116,142	12/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2314/0485	10/21/2019	WD	Q	I	02	289,000
GRANTOR: GOHL THEODORE L						
GRANTEE: LEE MICHAEL A & LIS						
2172/1313	1/24/2018	WD	Q	I	01	215,000
GRANTOR: AKINS LEWIS H JR						
GRANTEE: GOHL THEODORE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W16 USP=[YR=2019] N15 W28 S15 E28$
FSP=[YR=2018] W28 S9 E16 N1 U2 R2 E6 D2 R2 R2 U2 N6$
S6 L2 D2 L2 U2 W6 D2 L2 S1 W16 N15 W15 S45 E7 S3 E11
FOP=[YR=1999] S4 E8 N4 W1 N3W6 S3 W1$ E1 N3 E6 S3 E12
FGR=[YR=1999] S12 E22 N21 W12 N2 W10 S11$ N11 E10 S2 E12
N33$.

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	1999	1999	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS