LOT 23
IN OR 2207/734
SPANISH OAKS UNIT 1B PB 6/190

HARDESTY DAVID A & LEZLIE A
96177 SPRINGWOOD LANE
FERNANDINA BEACH, FL 32034

2026

46-3N-28-576B-0023-0000

BUILDING CHARACTERISTICS

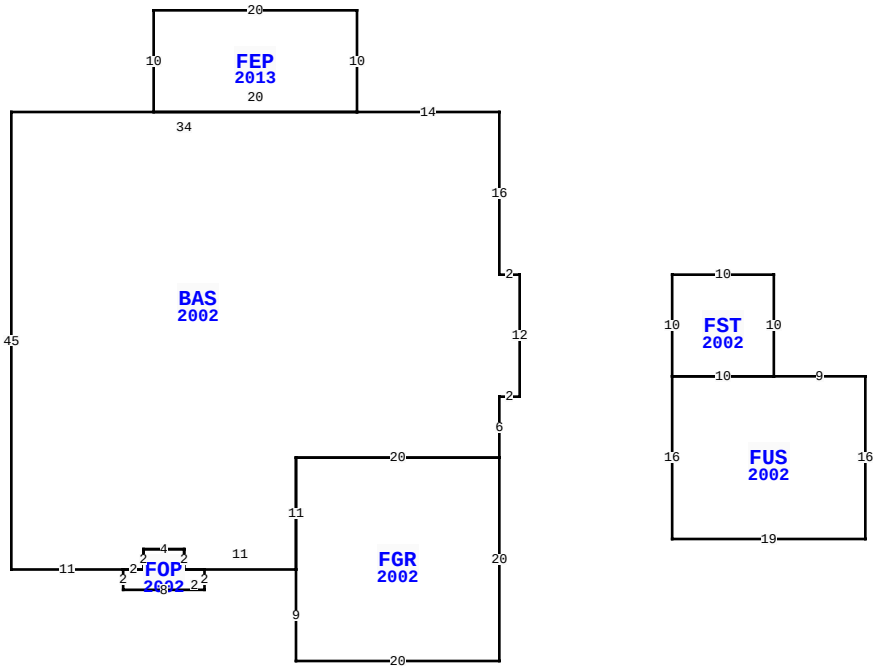
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,956	100	2002	1,956	260,404
FEP	200	80	2013	160	21,301
FGR	400	55	2002	220	29,289
FOP	24	30	2002	7	932
FST	100	55	2002	55	7,322
FUS	304	100	2002	304	40,472
TOTALS	2,984			2,702	359,719

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,702	100.3968	139.55	377,064	2002	2015	0	0	0	4.60	95.40

1 SNGL FAM 100% - 2019 Heated Area: 2260 HX Base Yr 2019



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

96177 SPRINGWOOD LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		359,719
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		534,719
SOH/AGL Deduction		183,774
ASSESSED VALUE		350,945
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		299,534
TOTAL JUST VALUE		534,719
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		497,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016447	SWIM POOL	95,000	11/02/2022
M2007109	H/AC	0	08/01/2020
B0108621	NEW CONSTR	0	10/29/2001
P014895	NEW CONSTR	0	08/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2207/0734	6/22/2018	WD	Q	I	01	279,900
GRANTOR: STEEDLEY RONALD E JR						
GRANTEE: HARDESTY DAVID A &						
1264/1380	10/08/2004	WD	Q	I		225,000
GRANTOR: ROGERS JANET & MICHAE						
GRANTEE: STEEDLEY RONALD JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W2 N16 W14 FEP=[YR=2013] N10 W20 S10 E20$ W34 S45 E11 FOP=[YR=2002] S2 E8 N2 W2 N2 W4 S2 W2$ E2 N2 E4 S2 E11 FGR=[YR=2002] S9 E20 N20 W20 S11$ N11 E20 N6 E2 N12$ PTR= E15 FST=[YR=2002] E10 S10 FUS=[YR=2002] E9 S16 W19 N16 E10$ W10 N10$ W15$.

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
7	0860	POOL/SPA	1	100	0	0	1.00	UT	50,000.00	50,000.00	100	2023	2023	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 50,000

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	000134	C	RES POND	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 09/20/2023 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS