

LOT 27
IN OR 1209/622
SPANISH OAKS UNIT 1B PB 6/190

PRINCE VERNON
96233 SPRINGWOOD LANE
FERNANDINA BEACH, FL 32034

2026

46-3N-28-576B-0027-0000



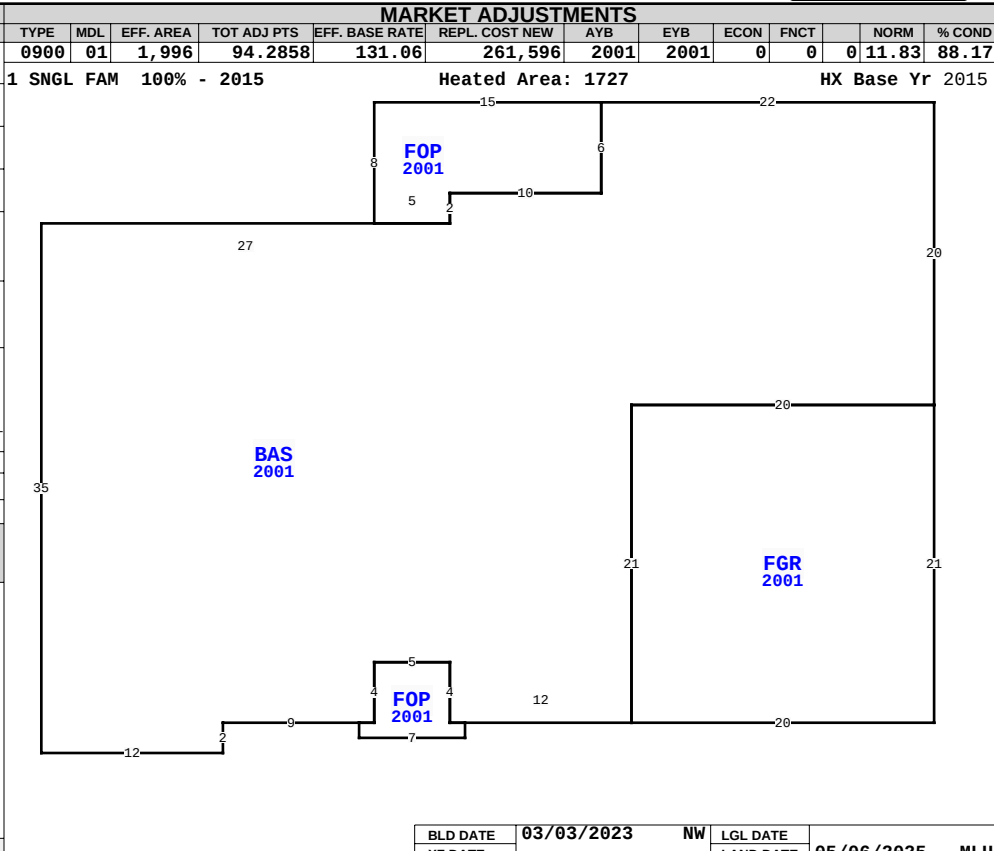
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Exterior Wall	16
Roof Structure	03
Roof Cover	03
Interior Wall	05
Interior Floor	14
Interior Floor	08
Air Condition	03
Heating Type	04
Bedrooms	3
Bathrooms	2
Frame	02
Stories	1.
Units	0
Occupancy	00

Quality	01
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,727	100	2001	1,727	199,565
FGR	420	55	2001	231	26,693
FOP	27	30	2001	8	924
FOP	100	30	2001	30	3,467
TOTALS	2,274			1,996	230,649

L N	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
2	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	2001	2001	3	83	2,905

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	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							



96233 SPRINGWOOD LN, FERNANDINA BEACH	BLD DATE 03/03/2023	NW	LGL DATE	05/06/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		230,649	
TOTAL MARKET OB/XF VALUE		2,905	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		358,554	
SOH/AGL Deduction		186,488	
ASSESSED VALUE		172,066	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		120,655	
TOTAL JUST VALUE		358,554	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		351,646	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1209/0622	2/19/2004	WD Q	I
GRANTOR: BOYER MARK W & KIM M		SALE PRICE	
GRANTEE: PRINCE VERNON		157,000	
1003/1267	8/17/2001	WD Q	I
GRANTOR: TRADEMARK HOME BUILDE		117,400	
GRANTEE: BOYER MARK W & KIM			

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2001] W22 FOP=[YR=2001] W15 S8 E5 N2 E10 N6\$ S6 W10 S2 W27 S35 E12 N2 E9 FOP=[YR=2001] S1 E7 N1 W1 N4 W5 S4 W1\$ E1 N4 E5 S4 E12 FGR=[YR=2001] E20 N21 W20 S21\$ N21 E20 N20\$.	