LOT 28
IN OR 1186/1067
SPANISH OAKS UNIT 1B PB 6/190

SMITH JIMMY C & LINDA R L/E/
96253 SPRINGWOOD LN
FERNANDINA BEACH, FL 32034

2026

46-3N-28-576B-0028-0000

BUILDING CHARACTERISTICS

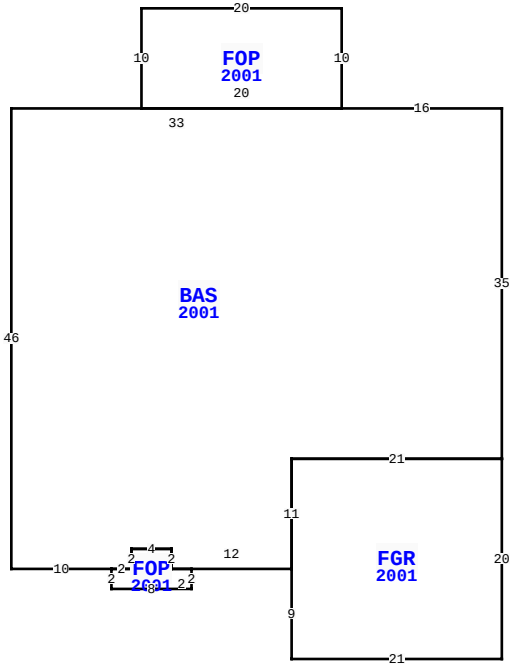
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,015	100	2001	2,015	232,379
FGR	420	55	2001	231	26,640
FOP	24	30	2001	7	807
FOP	200	30	2001	60	6,920
TOTALS	2,659			2,313	266,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,313	92.5218	128.61	297,475	2001	2004	0	0	0	10.33	89.67

1 SNGL FAM 100% - 2023 Heated Area: 2015 HX Base Yr 2023



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

96253 SPRINGWOOD LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		266,746
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		391,746
SOH/AGL Deduction		46,708
ASSESSED VALUE		345,038
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		293,627
TOTAL JUST VALUE		391,746
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,527

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2009227	(2) DOORS	0	10/01/2020
R2004095	REPAIR/RRF	13,000	06/01/2020
P014823	NEW CONSTR	0	08/01/2001
M015256	H/AC	0	08/01/2001
B0108478	NEW CONSTR	92,763	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2620/1413	2/21/2023	LE	U	I	11	100
GRANTOR: SMITH JIMMY C & LINDA						
GRANTEE: JIMMY & LINDA TRUST						
1186/1067	11/05/2003	WD	Q	I		168,000
GRANTOR: SMITH REBECCA						
GRANTEE: SMITH JIMMY C & LIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W16 FOP=[YR=2001] N10 W20 S10 E20 $ W33 S46 E10 FOP=[YR=2001] S2 E8 N2 W2 N2 W4 S2 W2 $ E2 N2 E4 S2 E12 FGR=[YR=2001] S9 E21 N20 W21 S11 $ N11 E21 N35 $.

LAND DESCRIPTION

TOTAL OB/XF 0

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