

LOT 33
IN OR 1067/1866
SPANISH OAKS UNIT 1B PB 6/190

JACOBSON LUE ELLEN
96220 SPRINGWOOD LANE
FERNANDINA BEACH, FL 32034

2026

46-3N-28-576B-0033-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	11 CLAY TILE 70
Interior Floo	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	0 0 100
Units	0 100
Occupancy	00 NONE 100

Quality	01 Quality Level 01
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4021.00
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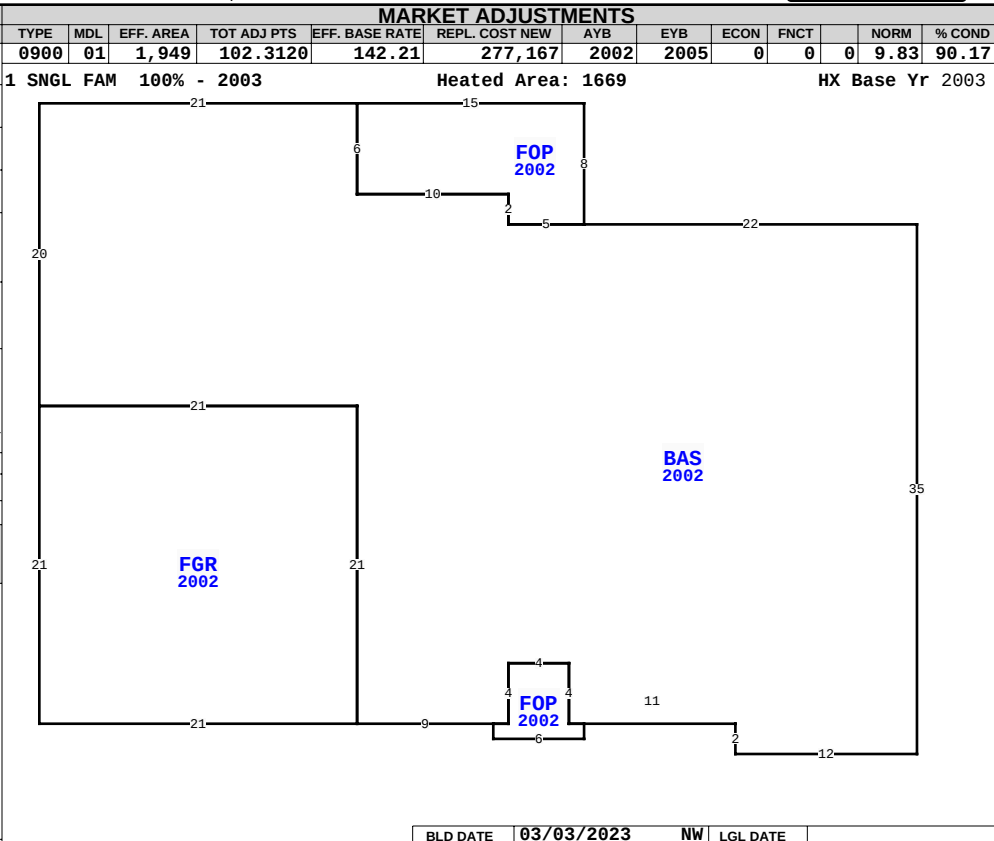
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,669	100	2002	1,669	214,017
FGR	441	55	2002	243	31,160
FOP	22	30	2002	7	897
FOP	100	30	2002	30	3,847
TOTALS	2,232			1,949	249,921

EXTRA FEATURES	
L N	OB/XF CODE
1	0500

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
FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	84	2,940	

LAND DESCRIPTION	
L N	USE CODE
1	000100

REVIEW DATE	01/01/2023	BY	CD
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96220 SPRINGWOOD LN, FERNANDINA BEACH

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	2002	2002	3	84	2,940	

TOTAL OB/XF											2,940	
LOC	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA	
3	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	1

Total Acres: 0.00	Total Land Value: 125,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY	
PAGE 1 of 1	4
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	249,921
TOTAL MARKET OB/XF VALUE	2,940
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	377,861
SOH/AGL Deduction	219,957
ASSESSED VALUE	157,904
TOTAL EXEMPTION VALUE	51,411
BASE TAXABLE VALUE	106,493
TOTAL JUST VALUE	377,861
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	369,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2004631	REPAIR/RRF	8,500	06/01/2020
B0209326	NEW CONSTR	125,475	02/01/2002

SALES DATA	
OFF RECORD Number	DATE
1067/1866	7/11/2002
TYPE INST	Q U
V I	I
RSN CD	19
SALE PRICE	127,400
GRANTOR: KB HOME JACKSONVILLE	
GRANTEE: JACOBSON LUE ELLEN	
1018/0226	11/06/2001
WD U	V
19	
GRANTOR: BRAYWICK JOINT VENTUR	
GRANTEE: KB HOME JACKSONVILL	

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2002] W22 FOP=[YR=2002] N8 W15 S6 E10 S2 E5\$ W5 N2	
W10 N6 W21 S20 FGR=[YR=2002] S21 E21 N21 W21\$ E21 S21 E9	
FOP=[YR=2002] S1 E6 N1 W1 N4 W4 S4 W1\$ E1 N4 E4 S4 E11 S2 E12	
N35\$.	