



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02

NEIGHBORHOOD/LOC	2031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100	1,944	251,662
DCK	424	10	42	5,438
FGR	598	55	329	42,591
FOP	20	30	6	777
SFB	256	80	205	26,538

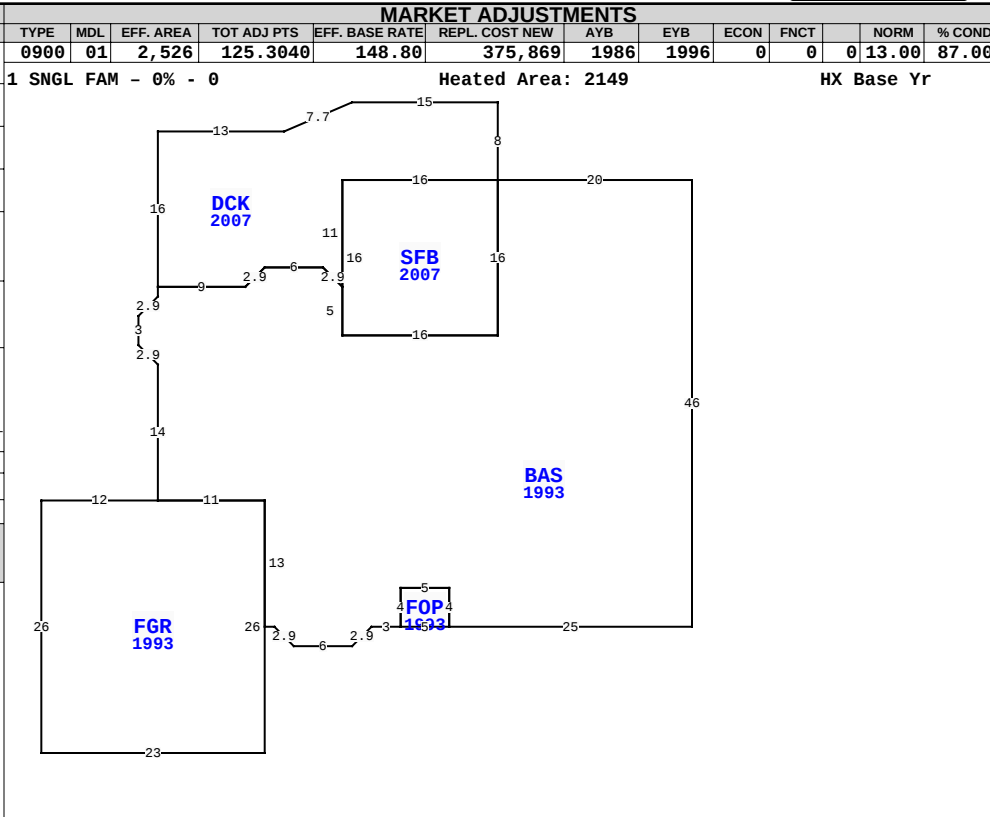
TOTALS	3,242		2,526	327,006
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EXTRA FEATURES

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
1	0812	CONCRETE C	0	0	57	16			941.00	SF	4.00				1,957	
2	0812	CONCRETE C	0	0	39	3			117.00	SF	4.00				243	
3	0500	FP-PRE FAB	0	0	0	0			1.00	UT	3,500.00				2,170	

LAND DESCRIPTION

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	SFR	0		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							



1968 SPRINGBROOK RD, FERNANDINA BEACH

BLD DATE 02/05/2008 DJ LGL DATE

XF DATE LAND DATE

INC DATE AG DATE

TOTAL OB/XF 4,370

REVIEW DATE 08/22/2019 BY DJA

Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000

PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,526	125.3040	148.80	375,869	1986	1996	0	0	13.00	87.00

1 SNGL FAM - 0% - 0 Heated Area: 2149 HX Base Yr

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	327,006
TOTAL MARKET OB/XF VALUE	4,370
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	511,376
SOH/AGL Deduction	74,596
ASSESSED VALUE	436,780
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	436,780
TOTAL JUST VALUE	511,376
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	494,758

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2638/1495	5/12/2023	WD	Q	I	01	800,000
GRANTOR: SIRGANT CLAUDINE						
GRANTEE: HUGHES KEVIN M & CH						
2296/1698	8/06/2019	WD	Q	I	01	460,000
GRANTOR: STOCK STEVEN E & ANAS						
GRANTEE: SIRGANT CLAUDINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 DCK=[YR=2007] N8 W15 D3 L7 W13 S16 E9
U2 R2 E6 D2 R2 N11 E16\$ SFB=[YR=2007] W16 S16 E16
N16\$S16W16 N5 U2 L2 W6 D2 L2 W9 S1 D2 L2 S3 D2 R2 S14
FGR=[YR=1993] W12 S26 E23N26 W11 \$ E11 S13 E1 D2 R2 E6 U2
R2 E3 FOP=[YR=1993] E5 N4 W5 S4\$ N4 E5 S4 E25 N46\$.