

LOT 47
IN OR 1922/1972
EGANS BLUFF #1 PB 5/93

SKAHILL MICHAEL G & GEORGENE E
1961 SPRINGBROOK RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-021A-0047-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 60
Interior Floo	12	HARDWOOD 40
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
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NEIGHBORHOOD/LOC	2031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,252	100	2,252	230,585
BAS	304	100	304	31,127
FGR	528	55	290	29,694
FOP	30	30	9	921
PTO	760	5	38	3,891

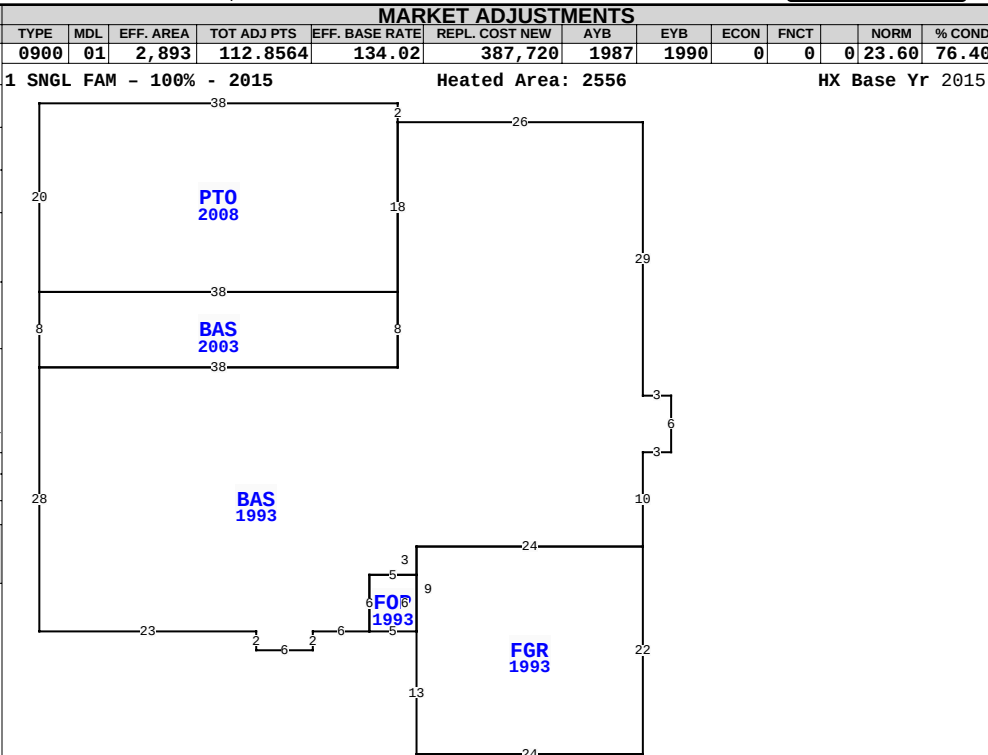
TOTALS	3,874		2,893	296,218
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EXTRA FEATURES

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	0811	CONCRETE B	0	100	42	16	712.00	SF	5.20	5.20	100	1987	1987	3	54.5	2,018	
2	0810	CONCRETE A	0	100	0	0	39.00	SF	6.50	6.50	100	1987	1987	3	54.5	138	
3	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	1987	1987	3	64	2,560	
4	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	1992	1992	3	20	960	
5	0825	BRICK	0	100	0	0	1,318.00	SF	12.50	12.50	100	2003	2003	3	96	15,816	
7	0681	POLE SHED	0	100	16	5	80.00	SF	15.00	15.00	100	2002	2002	3	32	384	
8	0940	SHEDS/PORT	0	100	8	4	32.00	SF	30.00	30.00	100	2003	2003	3	22	211	
9	0350	CARPORT WD	0	100	0	0	136.00	SF	13.00	13.00	100	2003	2003	3	22	389	

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	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

1961 SPRINGBROOK RD, FERNANDINA BEACH

TOTAL OB/XF																	22,476
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NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		296,218
TOTAL MARKET OB/XF VALUE		22,476
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		498,694
SOH/AGL Deduction		184,010
ASSESSED VALUE		314,684
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		264,684
TOTAL JUST VALUE		498,694
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		480,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1316304	SWIM POOL	0	01/01/2013
B24596	REPAIR/RRF	7,500	04/01/2011
R034947	REPAIR/RRF	1,600	04/01/2003
7825	XFOB	2,720	02/06/1992
B3752	N/A	66,330	12/09/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1922/1972	6/12/2014	WD	Q	I	02	400,000

GRANTOR: TAMMANY BARBARA GENE
GRANTEE: SKAHILL MICHAEL G &
1539/0235 12/04/2007 TD U I 01 100
GRANTOR: TAMMANY BARBARA G TRU
GRANTEE: TAMMANY BARBARA G T

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 PTO=[YR=2008] N2 W38 S20 E38 N18\$ S18
BAS=[YR=2003] W38 S8E38 N8\$S8W38S28E23S2 E6 N2 E6
FOP=[YR=1993] E5 FGR=[YR=1993] S13 E24 N22 W24 S9\$ N6 W5 S6\$
N6 E5 N3 E24 N10 E3 N6 W3 N29\$.