

LOT 78
IN OR 2193/357
EGANS BLUFF #2 PB 5/102

ECKMAN JUSTIN M & JESSICA E
1917 SPRINGBROOK ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-021B-0078-0000



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 Floor	14	CARPET 70
Interior Floor	07	CORK/VILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality 06 Quality Level 06
DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 02

NEIGHBORHOOD/LOC 2031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,533	100	2,533	302,244
FGR	524	55	288	34,364
FOP	32	30	10	1,193
FSP	208	40	83	9,903
FST	56	55	31	3,699
PTO	338	5	17	2,029

TOTALS 3,691 2,962 353,433

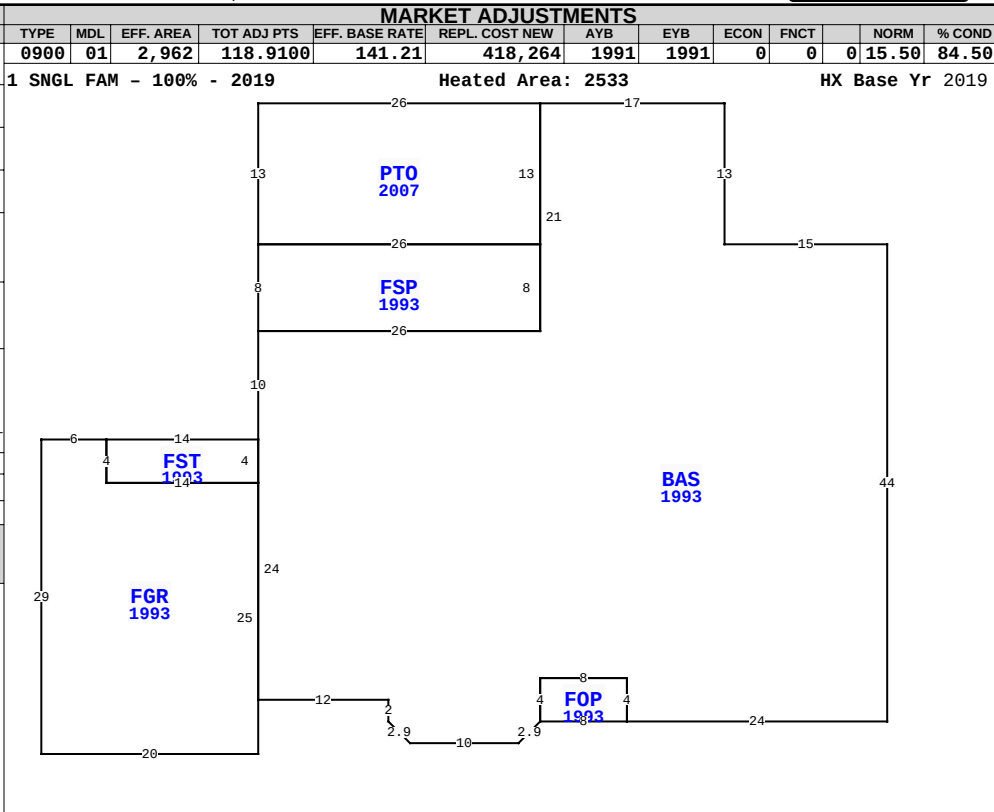
EXTRA FEATURES

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	0	0	998.00	SF	5.20	5.20	100	1991	1991	3	64	3,321	
2	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	1991	1991	3	20	576	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	81	1,620	

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							

REVIEW DATE 07/29/2022 BY KBA



1917 SPRINGBROOK RD, FERNANDINA BEACH

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

TOTAL OB/XF 5,517

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							

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

NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		353,433
TOTAL MARKET OB/XF VALUE		5,517
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		538,950
SOH/AGL Deduction		193,253
ASSESSED VALUE		345,697
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		295,697
TOTAL JUST VALUE		538,950
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		519,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0618150	REPAIR/RRF	1,408	10/31/2006
7388	NEW CONSTR	87,252	07/12/1991

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2193/0357	4/27/2018	WD	Q	I	02	400,000

GRANTOR:MIMS ASHLEY & JOHN PU

GRANTEE:ECKMAN JUSTIN M & J

2193/0354 12/07/2017 FJ U I 11 100

GRANTOR:PULICE LANAE M EST

GRANTEE:MIMS ASHLEY & JOHN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 N13 W17 PTO=[YR=2007] W26 S13
FSP=[YR=1993] S8 E26 N8 W26\$ E26 N13\$ S21 W26 S10
FST=[YR=1993] W14 FGR=[YR=1993] W6 S29 E20 N25 W14 N4\$ S4
E14 N4\$ S24 E12 S2 D2 R2 E10 R2 U2 FOP=[YR=1993] E8 N4 W8
S4\$ N4 E8 S4 E24 N44\$.

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