

LOT 79
IN OR 1589/550
EGANS BLUFF #2 PB 5/102

LEAVY PATRICIA G
2829 PARK SQUARE PL
FERNANDINA BEACH, FL 32034

2023

00-00-30-021B-0079-0000



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	14	CARPET 90
Interior Floo	11	CLAY TILE 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
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	

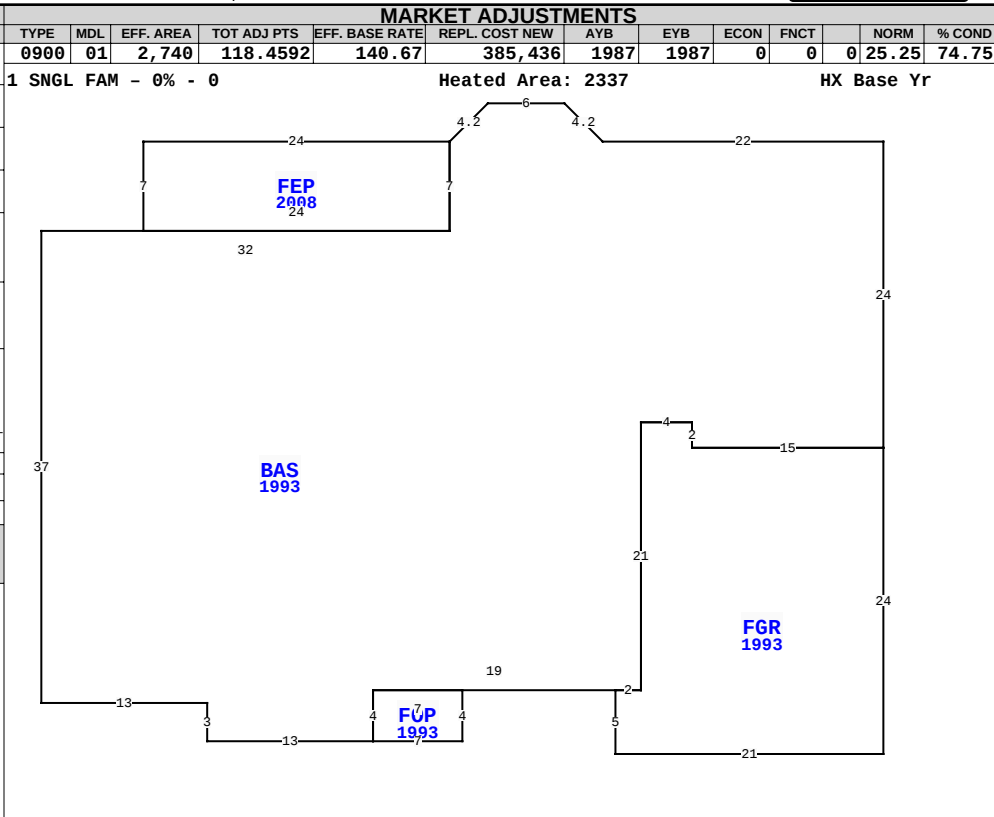
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,337	100	2,337	245,738
FEP	168	80	134	14,090
FGR	474	55	261	27,444
FOP	28	30	8	841

TOTALS	3,007		2,740	288,113
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	1,494.00	SF	4.00	4.00	
2	0810	CONCRETE A	0	0	0	0	138.00	SF	6.50	6.50	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
4	0810	CONCRETE A	0	0	4	4	16.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		RS-2	0.00	0.00	1.00	LT	

REVIEW DATE 08/22/2019 BY DJA



1905 SPRINGBROOK RD, FERNANDINA BEACH

1905 SPRINGBROOK RD, FERNANDINA BEACH						INC DATE		AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1,494.00	SF	4.00	4.00	100	1987	1987	3	54.5	3,257	
138.00	SF	6.50	6.50	100	1987	1987	3	54.5	489	
1.00	UT	2,000.00	2,000.00	100	1987	1987	3	64	1,280	
16.00	SF	6.50	6.50	100	1987	1987	3	54.5	57	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	288,113		
TOTAL MARKET OB/XF VALUE	5,083		
TOTAL LAND VALUE - MARKET	180,000		
TOTAL MARKET VALUE	473,196		
SOH/AGL Deduction	64,425		
ASSESSED VALUE	408,771		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	408,771		
TOTAL JUST VALUE	473,196		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	460,075		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 3782	N/A	65,500	12/29/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1589/0550	10/14/2008	QC	U	I	01	100	
GRANTOR: LEAVY DELPHINE R							
GRANTEE: LEAVY PATRICIA G							
0515/0687	4/20/1987	WD	Q	I		144,800	
GRANTOR: ALMAND AMOS F JR							
GRANTEE: LEAVY GILBERT &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W22 U3 L3 W6 L3 D3 FEP=[YR=2008] W24 S7 E24 N7\$ S7 W32 S37 E13 S3 E13 FOP=[YR=1993] E7 N4 W7 S4\$ N4 E19 FGR=[YR=1993] S5 E21 N24 W15 N2 W4 S21 W2\$ E2 N21 E4 S2 E15 N24\$.											

Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS