

LOT 83 & PT OF ABDN R/W
IN OR 790/1658 RES# 97-80
EGANS BLUFF #2 PB 5/102

DOWELL BRIAN AVERY/KING JAMES MICHAEL
1890 SPRINGBROOK ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-021B-0083-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 80
Exterior Wall	20 FACE BRICK 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
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
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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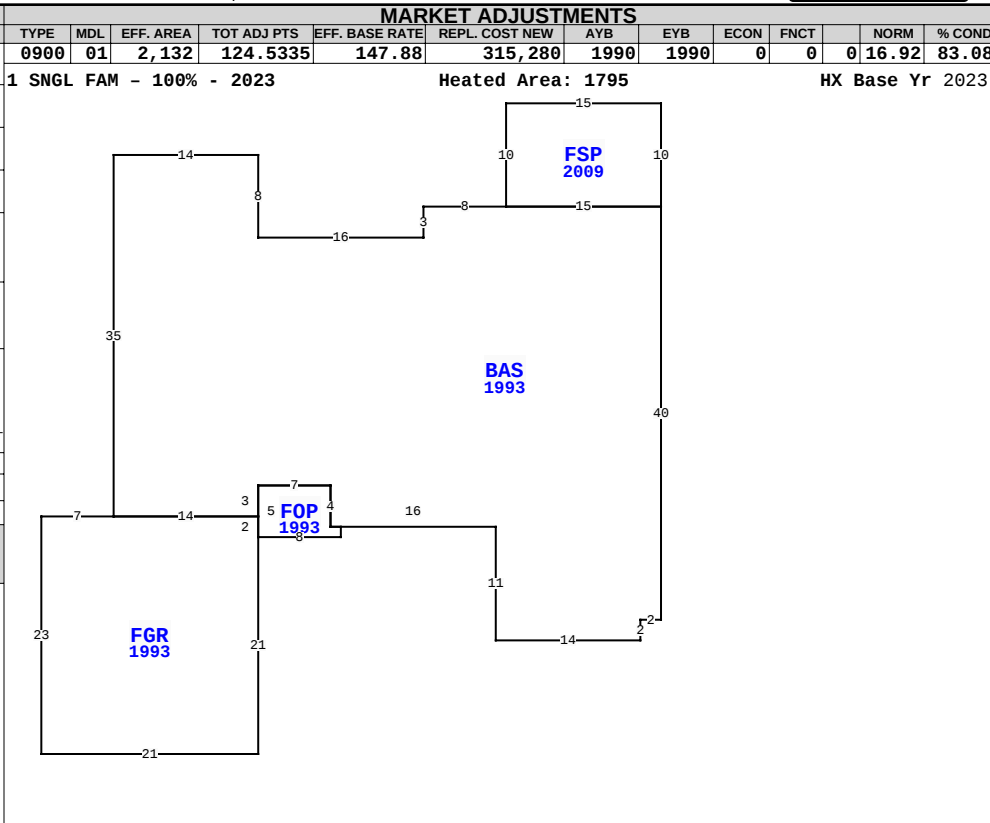
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,795	100	1,795	220,532
FGR	483	55	266	32,680
FOP	36	30	11	1,352
FSP	150	40	60	7,372

TOTALS	2,464	2,132	261,935
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0810	CONCRETE A	0 100	0	0	725.00	SF	6.50	
3	0911	SCRN RM A	0 100	16	16	256.00	SF	17.50	
4	0810	CONCRETE A	0 100	16	16	256.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00

REVIEW DATE	08/22/2019	BY	DJA
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1990	1990	3	70	2,450	
100	1990	1990	3	62	2,922	
100	2013	2013	3	65	2,912	
100	2013	2013	3	95	1,581	

TOTAL OB/XF									
9,865									

Total Acres: 0.00	Total Land Value: 180,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 8	
Tax Dist:		
BUILDING MARKET VALUE		261,935
TOTAL MARKET OB/XF VALUE		9,865
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		451,800
SOH/AGL Deduction		0
ASSESSED VALUE		451,800
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		401,800
TOTAL JUST VALUE		451,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		433,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1326908	NEW CONSTR	0	11/01/2013
M1217746	H/AC	0	11/01/2012
B26064	REMODEL	3,500	05/01/2012
6135	NEW CONSTR	60,100	11/22/1989

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2560/0988	5/04/2022	WD Q	I 02
GRANTOR: STAREK SANDRA JEAN			
GRANTEE: DOWELL BRIAN AVERY			
1706/0183	10/22/2010	WD Q	I 02
GRANTOR: TOMLINSON CHARLES M J			
GRANTEE: STAREK SANDRA JEAN			

BUILDING NOTES			
BUILDING DIMENSIONS			
FSP=[YR=2009] W15 S10 BAS=[YR=1993] W8 S3 W16 N8 W14 S35			
FGR=[YR=1993] W7 S23 E21 N21 FOP=[YR=1993] E8N1W1N4 W7 S5 \$			
N2 W14 \$ E14 N3 E7 S4 E16 S11 E14 N2 E2 N40 W15 \$ E15 N10 \$.			

TOTAL OB/XF									
9,865									

Common: 180,000	PRINTED 08/02/2023 BY SYS
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