LOT 84
EGANS BLUFF #2 PB 5/102

WEGGELAND RICHARD J LVG TRUST/WEGGELAND RICHARD J
1904 SPRINGBROOK RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-021B-0084-0000

BUILDING CHARACTERISTICS

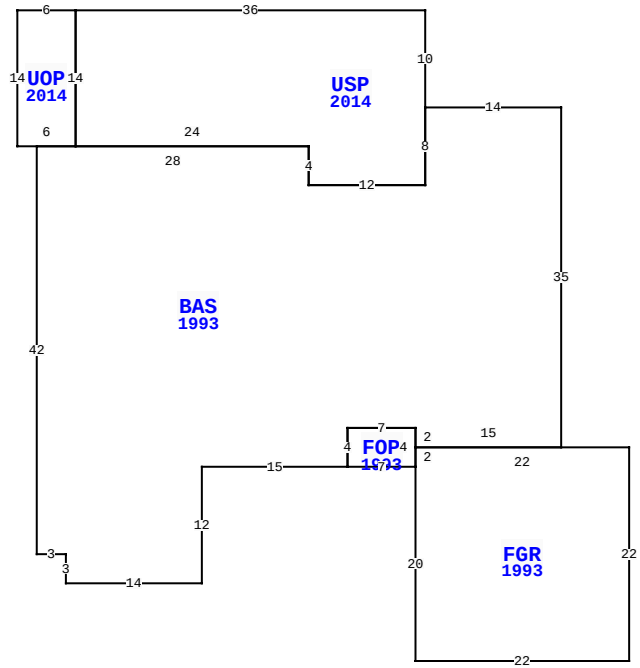
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,927	100	1,927	230,956
FGR	484	55	266	31,881
FOP	28	30	8	959
UOP	84	20	17	2,037
USP	552	30	166	19,896
TOTALS	3,075		2,384	285,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,384	123.7446	146.95	350,329	1988	1988	0	0	0	18.44	81.56

1 SNGL FAM – 100% - 2000 Heated Area: 1927 HX Base Yr 2000



1904 SPRINGBROOK RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		285,728
TOTAL MARKET OB/XF VALUE		4,491
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		470,219
SOH/AGL Deduction		229,573
ASSESSED VALUE		240,646
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		185,646
TOTAL JUST VALUE		470,219
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		456,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012683	REPAIR/RRF	39,500	08/18/2022
B1429156	SCRNPRCH	12,489	08/01/2014
R1213144	REPAIR/RRF	12,000	09/03/2012
4822	NEW CONSTR	61,137	04/15/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2504/0514	10/06/2021	SW	U	I	11	100
GRANTOR: WEGGELAND RICHARD J						
GRANTEE: WEGGELAND RICHARD J						
0886/0729	6/09/1999	WD	Q	I		204,000
GRANTOR: PIKULA BYRON F & VALE						
GRANTEE: WEGGELAND RICHARD J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 USP=[YR=2014] N10 W36 UOP=[YR=2014] W6 S14 E6 N14$ S14 E24 S4 E12 N8$ S8 W12 N4 W28 S42 E3 S3 E14 N12 E15 FOP=[YR=1993] E7 FGR=[YR=1993] S20 E22 N22W22 S2$N4 W7 S4$ N4 E7 S2 E15 N35$.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	100	58	3	174.00	SF	6.50	6.50	100	1988	1988	3	57	645	
2	0812	CONCRETE C	0	100	0	0	1,108.00	SF	4.00	4.00	100	1988	1988	3	57	2,526	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	66	1,320	

LAND DESCRIPTION

TOTAL OB/XF 4,491

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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 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