



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	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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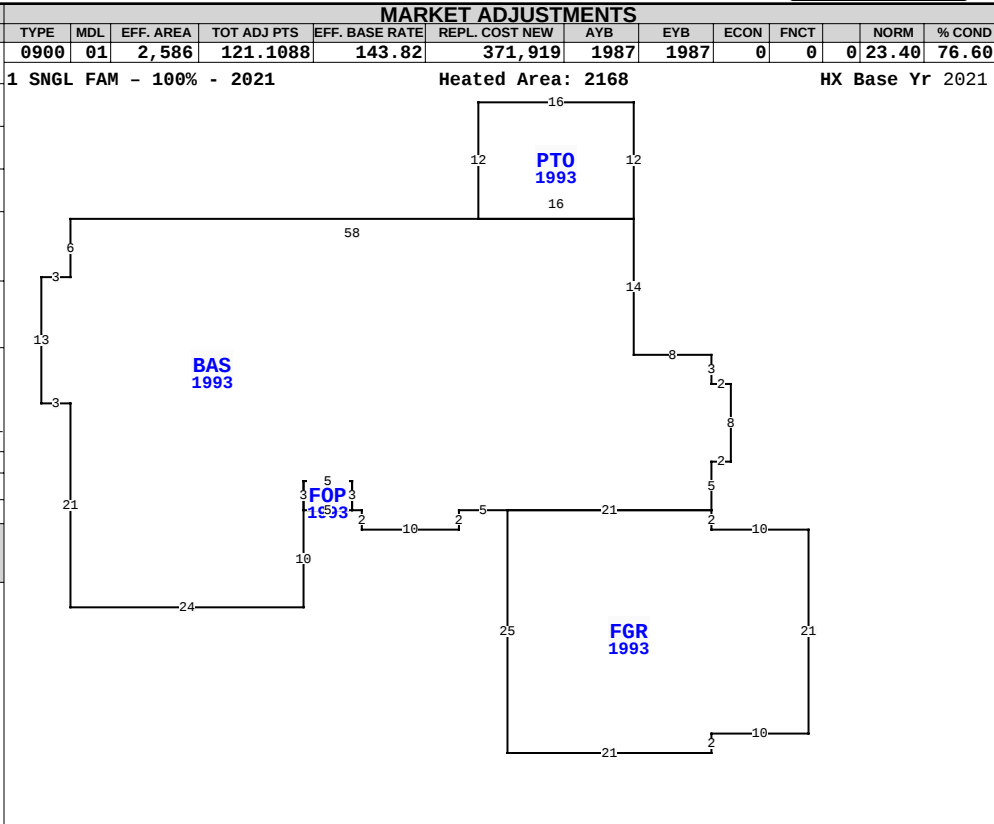
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,168	100	2,168	238,840
FGR	735	55	404	44,507
FOP	15	30	4	440
PTO	192	5	10	1,102

TOTALS	3,110	2,586	284,890
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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	0811	CONCRETE B	0	100	52	16	832.00	SF	5.20	5.20	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
3	0810	CONCRETE A	0	100	39	3	117.00	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	100		RS-2	0.00	0.00	1.00	LT	

REVIEW DATE	08/22/2019	BY	DJA
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1908 SPRINGBROOK RD, FERNANDINA BEACH

TOTAL OB/XF											
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Total Acres: 0.00	Total Land Value: 180,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	284,890
TOTAL MARKET OB/XF VALUE	4,052
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	468,942
SOH/AGL Deduction	145,866
ASSESSED VALUE	323,076
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	273,076
TOTAL JUST VALUE	468,942
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	455,907

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313585	REPAIR/RRF	13,450	08/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2326/1555	12/17/2019	WD	Q	I	01	415,000	
GRANTOR:STANDISH WELLES A & B							
GRANTEE:GALLUP JORDAN & JAC							
0528/0399	10/07/1987	WD	Q	I		152,000	
GRANTOR:ALMAND AMOS F JR							
GRANTEE:STANDISH WELLES & B							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W2 N3 W8 N14 PTO=[YR=1993] N12 W16 S12 E16\$ W58 S6 W3 S13 E3 S21 E24 N10 FOP=[YR=1993] E5 N3 W5 S3\$ N3 E5S3 E1 S2 E10 N2 E5 FGR=[YR=1993] S25 E21N2 E10 N21 W10 N2 W21\$ E21 N5 E2 N8\$.											

OTHER ADJUSTMENTS AND NOTES											

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