

LOT 90
IN OR 1772/1527
EGANS BLUFF #2 PB 5/102

LEATHERBURY DOUGLAS B III &/BULGER MARGARET A
1949 SPRINGBROOK RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-021B-0090-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 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 80
Interior Floor	11	CLAY TILE 20
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

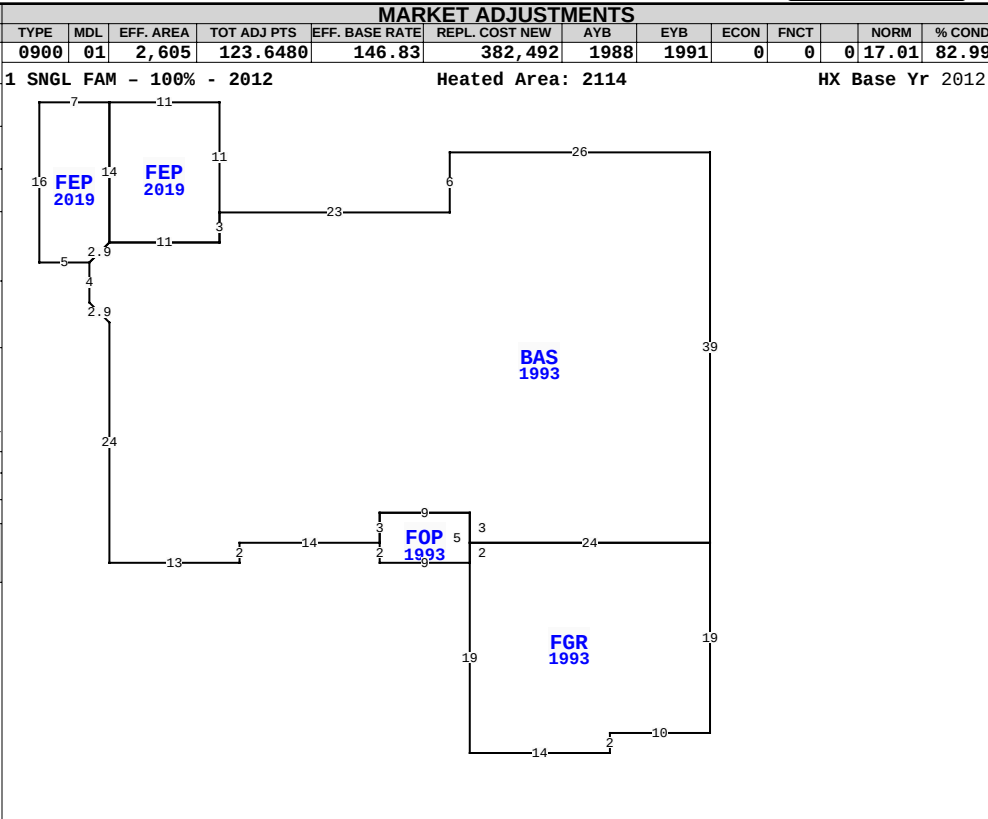
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,114	100	2,114	257,600
FEP	110	80	88	10,723
FEP	154	80	123	14,988
FGR	484	55	266	32,413
FOP	45	30	14	1,706

TOTALS	2,907		2,605	317,430
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	62	3	186.00	SF	6.50	
2	0812	CONCRETE C	0 100	0	0	1,611.00	SF	4.00	
4	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
5	0855	CONC PAVER	0 100	0	0	330.00	SF	7.00	

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



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	1988	1988	3	57	689	
100	1988	1988	3	57	3,673	
100	2008	2008	3	93	1,860	
100	2012	2012	3	94	2,171	

TOTAL OB/XF									
8,393									

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 8	Tax Dist:								
BUILDING MARKET VALUE	317,430								
TOTAL MARKET OB/XF VALUE	8,393								
TOTAL LAND VALUE - MARKET	180,000								
TOTAL MARKET VALUE	505,823								
SOH/AGL Deduction	228,962								
ASSESSED VALUE	276,861								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	226,861								
TOTAL JUST VALUE	505,823								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	490,624								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1900024	ENCLFOP	14,650	01/02/2019
B1225878	INSULATE ROOF	7,200	04/01/2012
B25622	ADDITION	2,474	02/01/2012
5050	NEW CONSTR	79,317	07/25/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1772/1527	1/05/2012	WD	U	I	11	100	
GRANTOR: WALLACE ROBERT J & BA							
GRANTEE: LEATHERBURY DOUGLAS							
1739/0345	5/10/2011	WD	Q	I	02	278,900	
GRANTOR: WALLACE ROBERT J & BA							
GRANTEE: LEATHERBURY DOUGLAS							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W26 S6 W23 FEP=[YR=2019] N11 W11 FEP=[YR=2019] W7 S16 E5 U2 R2 N14\$ S14E11 N3\$ S3 W11 L2 D2 S4 R2 D2 S24 E13 N2 E14 FOP=[YR=1993] S2 E9 FGR=[YR=1993] S19 E14 N2E10 N19 W24 S2\$ N5 W9 S3\$ N3 E9 S3 E24 N39\$.									