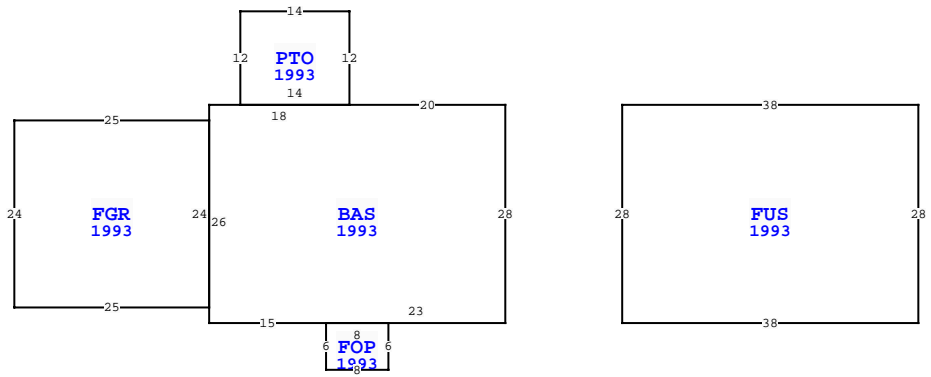


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,480	124.3104	155.39	385,367	1989	1989	0	0	15.50	84.50		
1 SNGL FAM - 100% - 2023 Heated Area: 2128 HX Base Yr 2023													



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	1,064	100	1,064	139,708
FGR	600	55	330	43,331
FOP	48	30	14	1,838
FUS	1,064	100	1,064	139,708
PTO	168	5	8	1,050
TOTALS	2,944		2,480	325,635

1903 SPRINGBROOK RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024
INC DATE		AG DATE	MLU

EXTRA FEATURES																
L N	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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	66	1,320	
2	0812	CONCRETE C	0	100	0	1,521.00	SF	4.00	4.00	100	1989	1989	3	57	3,468	
3	0861	POOL GUNIT	0	100	0	434.00	SF	85.00	85.00	100	1997	1997	3	20	7,378	
4	0845	KOOL DECK	0	100	0	561.00	SF	7.25	7.25	100	1997	1997	3	73	2,969	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		325,635	
TOTAL MARKET OB/XF VALUE		15,135	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		590,770	
SOH/AGL Deduction		222,106	
ASSESSED VALUE		368,664	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		318,664	
TOTAL JUST VALUE		590,770	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		506,045	

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
9999/9999	4/13/2022	CN Q	I 01	640,000
GRANTOR: MURRY DAVID M & KAREN				
GRANTEE: FARGO SARAH				
0574/0342	7/12/1989	WD Q	I	142,500
GRANTOR: ALMAND AMOS F JR				
GRANTEE: MURRY DAVID & KAREN				

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W20 PTO=[YR=1993] N12 W14 S12 E14 \$ W18 S2 FGR=[YR=1993] W25 S24 E25 N24 \$ S26 E15 FOP=[YR=1993] S6 E8 N6 W8 \$ E23 N28 \$ PTR= E15 FUS=[YR=1993] E38 S28 W38 N28 \$ W15 \$.