

LOT 82 & PT OF ABDN R/W
IN OR 790/1658 RES# 97-80
IN OR 1796/1432

ANDERSON DAVID L & LINDA L
1885 SPRINGBROOK RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-021B-0082-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	13	LVT/LAMNT 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
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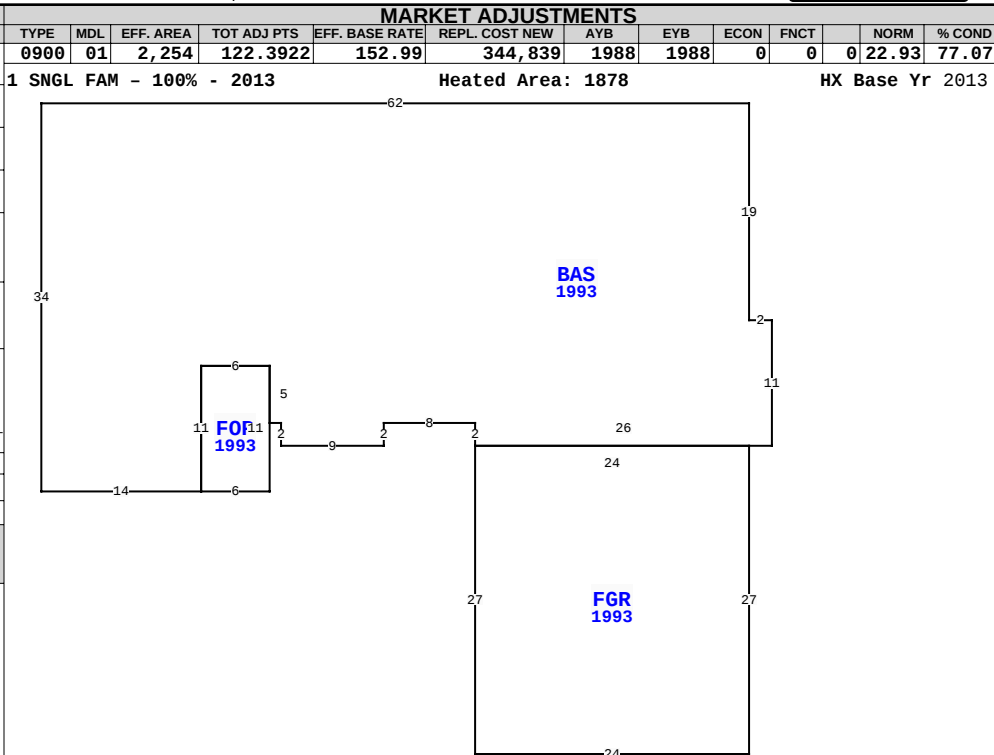
NEIGHBORHOOD/LOC	2031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,878	100	1,878	221,434
FGR	648	55	356	41,975
FOP	66	30	20	2,358

TOTALS	2,592		2,254	265,767
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	61	3	183.00	SF	6.50	6.50	100	1988
2	0812	CONCRETE C	0 100	0	0	1,564.00	SF	4.00	4.00	100	1988
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1988
4	0810	CONCRETE A	0 100	19	14	266.00	SF	6.50	6.50	100	1988

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



1885 SPRINGBROOK RD, FERNANDINA BEACH	BLD DATE	LGL DATE	03/13/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
6,280											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		265,767	
TOTAL MARKET OB/XF VALUE		6,280	
TOTAL LAND VALUE - MARKET		312,500	
TOTAL MARKET VALUE		584,547	
SOH/AGL Deduction		304,564	
ASSESSED VALUE		279,983	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		229,983	
TOTAL JUST VALUE		584,547	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		485,797	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R002503	REPAIR/RRF	1,700	05/01/2000
4802	NEW CONSTR	67,260	04/08/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1796/1432	5/31/2012	WD	Q	I	02	283,000	
GRANTOR: HOLLINGER J MARTIN &							
GRANTEE: ANDERSON DAVID L &							
1397/1346	3/21/2006	WD	Q	I		415,000	
GRANTOR: PARSONS DENNARD CARL							
GRANTEE: HOLLINGER J MARTIN							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W62 S34 E14 FOP=[YR=1993] E6 N11 W6 S11\$ N11 E6 S5 E1 S2 E9 N2 E8 S2 FGR=[YR=1993] S27 E24 N27 W24\$ E26 N11 W2 N19\$.											