



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 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	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

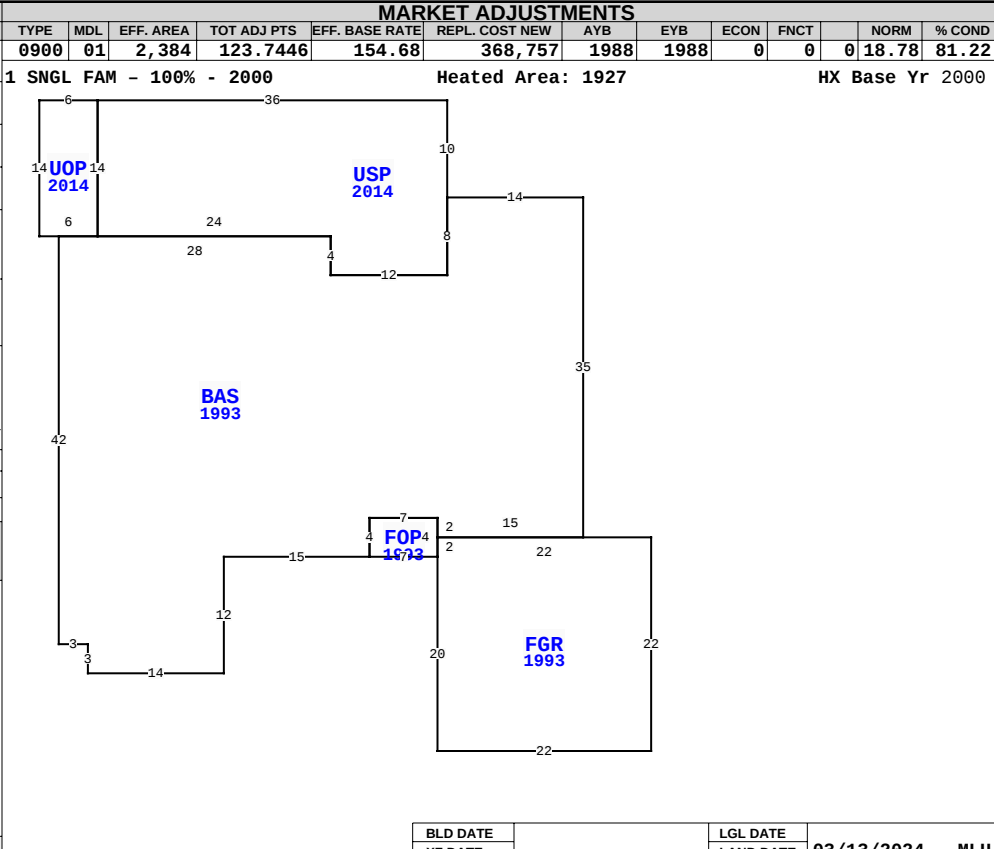
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

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	242,091
FGR	484	55	266	33,418
FOP	28	30	8	1,005
UOP	84	20	17	2,136
USP	552	30	166	20,855
TOTALS	3,075		2,384	299,504

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	58	3	174.00	SF	6.50	6.50	
2	0812	CONCRETE C	0	100	0	0	1,108.00	SF	4.00	4.00	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	

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		RSF-2	0.00	0.00	1.00	LT	



1904 SPRINGBROOK RD, FERNANDINA BEACH											
TOTAL OB/XF 4,311											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		299,504	
TOTAL MARKET OB/XF VALUE		4,311	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		553,815	
SOH/AGL Deduction		305,950	
ASSESSED VALUE		247,865	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		192,865	
TOTAL JUST VALUE		553,815	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		470,219	

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											
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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\$.											