LOT 86
IN OR 522 PG 138
EGANS BLUFF #2 PB 5/102

COATS JAMES L JR & ELAINE S
1910 SPRINGBROOK RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-021B-0086-0000

BUILDING CHARACTERISTICS

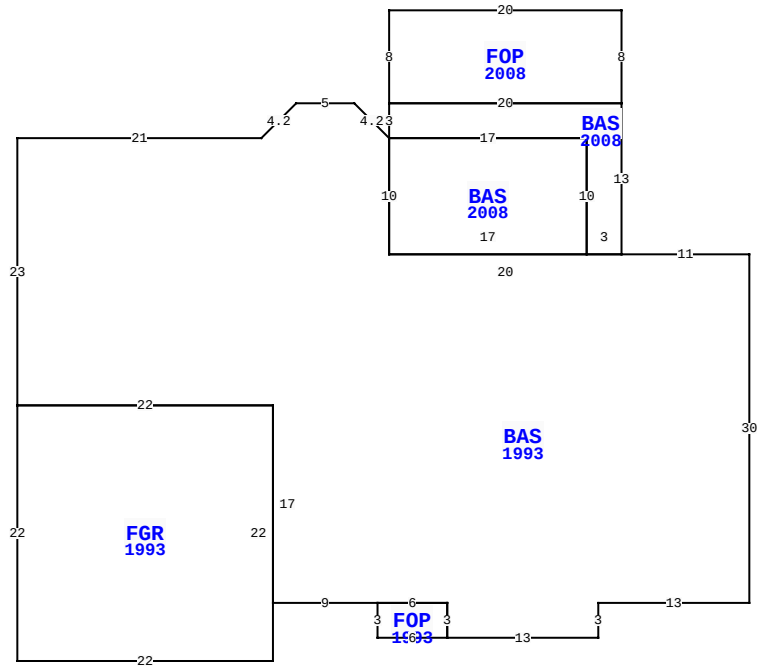
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,899	100	1,899	225,022
BAS	90	100	90	10,665
BAS	170	100	170	20,144
FGR	484	55	266	31,520
FOP	18	30	5	592
FOP	160	30	48	5,687
TOTALS	2,821		2,478	293,630

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,478	121.4400	151.80	376,160	1987	1989	0	0	0	21.94	78.06

1 SNGL FAM – 100% - 1988 Heated Area: 2159 HX Base Yr 1988



1910 SPRINGBROOK RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		293,630
TOTAL MARKET OB/XF VALUE		18,434
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		562,064
SOH/AGL Deduction		325,961
ASSESSED VALUE		236,103
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		186,103
TOTAL JUST VALUE		562,064
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		479,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529874	ADDITION	20,000	01/01/2015
B21675	ADDITION	25,240	07/01/2008
B0007752	XFOB	4,800	11/01/2000
B873798	N/A	56,000	01/02/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0522/0138	7/10/1987	WD	Q	I		124,000
GRANTOR: ALMAND AMOS F JR						
GRANTEE: COATS JAMES JR						
0503/0903	11/21/1986	MS	U	V		645,000
GRANTOR: FDNA BEACH DEV						
GRANTEE: ALMAND AMOS F JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 BAS=[YR=2008] N13 FOP=[YR=2008] N8 W20 S8 E20$ W20 S3 BAS=[YR=2008] S10 E17 N10 W17$ E17 S10 E3$ W20 N10 L3 U3 W5 D3 L3 W21 S23 FGR=[YR=1993] S22 E22 N22 W22$ E22 S17 E9 FOP=[YR=1993] S3 E6 N3 W6$ E6 S3 E13 N3 E13 N30 $.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	100	66	3	198.00	SF	6.50	6.50	100	1987	1987	3	52	669	
2	0811	CONCRETE B	0	100	54	16	864.00	SF	5.20	5.20	100	1987	1987	3	52	2,336	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	62	1,240	
4	0940	SHEDS/PORT	0	100	0	0	192.00	SF	30.00	30.00	100	2001	2001	3	20	1,152	
5	0811	CONCRETE B	0	100	0	0	919.00	SF	5.20	5.20	100	2008	2008	3	89	4,253	
6	0855	CONC PAVER	0	100	0	0	976.00	SF	10.00	10.00	100	2009	2009	3	90	8,784	

LAND DESCRIPTION

TOTAL OB/XF 18,434

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 08/22/2019 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS