LOT 89
IN OR 1009/1012
EGANS BLUFF #2 PB 5/102

SMITH CLINTON D & JULI G
1956 SPRINGBROOK RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-021B-0089-0000

BUILDING CHARACTERISTICS

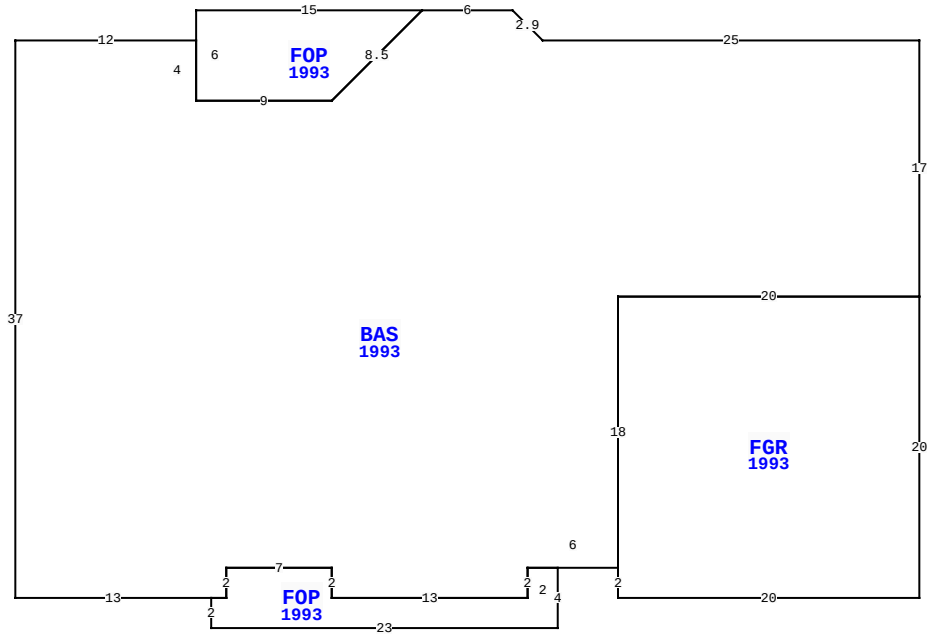
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,766	100	1,766	231,422
FGR	400	55	220	28,829
FOP	64	30	19	2,490
FOP	72	30	22	2,883
TOTALS	2,302		2,027	265,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,027	125.7732	157.22	318,685	1989	1989	0	0	0	16.65	83.35

1 SNGL FAM – 100% - 2004 Heated Area: 1766 HX Base Yr 2004



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

1956 SPRINGBROOK RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		265,624
TOTAL MARKET OB/XF VALUE		4,646
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		520,270
SOH/AGL Deduction		285,721
ASSESSED VALUE		234,549
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		184,549
TOTAL JUST VALUE		520,270
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		438,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1706880	SIDING	8,000	08/01/2017
5698	NEW CONSTR	69,323	05/03/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1009/1012	9/26/2001	TD	Q	I		190,000
GRANTOR: MAGRUDER CHARLES T &						
GRANTEE: SMITH CLINTON D & J						
0644/0620	12/18/1991	WD	U	I	01	100
GRANTOR: MAGRUDER & SCROGGIN						
GRANTEE: MACGRUDER CHARLES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 U2 L2 W6 FOP=[YR=1993] W15 S6 E9 R6 U6 $ D6 L6 W9 N4 W12 S37 E13 FOP=[YR=1993] S2 E23 N4 W2 S2 W13 N2 W7 S2 W1 $ E1 N2 E7 S2 E13 N2 E6 FGR=[YR=1993] S2 E20 N20 W20 S18 $ N18 E20 N17 $.

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	0811	CONCRETE B	0	100	0	0	788.00	SF	5.20	5.20	100	1989	1989	3	57	2,336	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	

LAND DESCRIPTION

TOTAL OB/XF 4,646

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 01/17/2024 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS