



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	16	WD FR STUC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	5 100
Frame	02	WOOD FRAME 100
Stories	2	2. 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,805	100	1993	1,805	236,255
FOP	180	30	1993	54	7,068
FOP	552	30	1993	166	21,728
FUS	956	100	1993	956	125,130
STP	12	10	1993	1	131
UGR	529	45	1993	238	31,152

TOTALS	4,034			3,220	421,463
EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0810	CONCRETE A	0 100	49 3	147.00
2	0812	CONCRETE C	0 100	0 0	1,067.00
3	0861	POOL GUNIT	0 100	30 15	450.00
4	0504	FP-ELECTRI	0 100	0 0	1.00
5	0845	KOOL DECK	0 100	0 0	384.00
6	1076	TRELLIS A	0 100	12 12	144.00
7	0600	SUMMER KIT	0 100	0 0	1.00
8	0835	QUARY TILE	0 100	0 0	804.00
9	0835	QUARY TILE	0 100	0 0	112.00

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,220	121.6700	160.60	517,132	1987	1987	0	0	0 18.50	81.50
1 SNGL FAM - 100% - 2022											
Heated Area: 2761											
HX Base Yr 2022											
2128 SPRINGBROOK RD, FERNANDINA BEACH											
BLD DATE: 04/28/2025 MLU											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		421,463	
TOTAL MARKET OB/XF VALUE		20,621	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		717,084	
SOH/AGL Deduction		99,909	
ASSESSED VALUE		617,175	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		566,453	
TOTAL JUST VALUE		717,084	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		672,733	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313332	ROOF	8,000	01/01/2013
BP4279	N/A	9,700	07/31/1987
BP3827	N/A	68,200	01/17/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2498/1730	9/15/2021	QC	U	I	11
GRANTOR: PULLEN FREDRIC W III					
GRANTEE: PULLEN THOMAS MATTH					
2403/1474	10/16/2020	FJ	U	I	11
GRANTOR: BOYLE JUDITH COLEMAN					
GRANTEE: PULLEN FREDERIC WAL					

BUILDING NOTES					
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BUILDING DIMENSIONS					
UGR=[YR=1993] W23 S1 FOP=[YR=1993] W46 S12 BAS=[YR=1993] S8 W3 S12 E3 S18 E16 FOP=[YR=1993] S4 STP=[YR=1993] S2 E6 N2 W6 \$ E30 N6 W30 S2\$ N2 E30 N2 E6 R3 U3 N4 U3 L3 W6 N24 W46\$ E46 N12\$ S22 E23 N23\$ PTR=E15 FUS=[YR=1993] E46 S18 W30 S8 W16 N26 \$ W15\$.					

TOTAL OB/XF											
20,621											
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	RES	100		RSF-2	0.00	0.00	1.00	LT	1.00