LOT 78
IN OR 2193/357
EGANS BLUFF #2 PB 5/102

ECKMAN JUSTIN M & JESSICA E
1917 SPRINGBROOK ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-021B-0078-0000

BUILDING CHARACTERISTICS

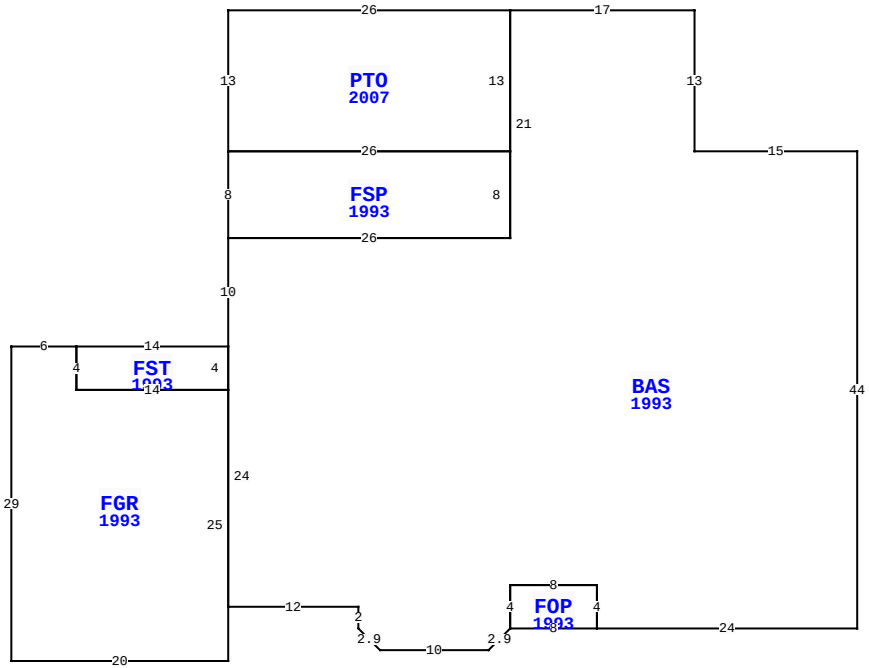
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,533	100	1993	2,533	331,979
FGR	524	55	1993	288	37,745
FOP	32	30	1993	10	1,311
FSP	208	40	1993	83	10,878
FST	56	55	1993	31	4,063
PTO	338	5	2007	17	2,228
TOTALS	3,691			2,962	388,205

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,962	118.9100	156.96	464,916	1991	1991	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2019 Heated Area: 2533 HX Base Yr 2019



1917 SPRINGBROOK RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 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		388,205
TOTAL MARKET OB/XF VALUE		5,244
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		668,449
SOH/AGL Deduction		302,055
ASSESSED VALUE		366,394
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		315,672
TOTAL JUST VALUE		668,449
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		625,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0618150	REPAIR/RRF	1,408	10/31/2006
7388	NEW CONSTR	87,252	07/12/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2193/0357	4/27/2018	WD	Q	I	02	400,000
GRANTOR: MIMS ASHLEY & JOHN PU						
GRANTEE: ECKMAN JUSTIN M & J						
2193/0354	12/07/2017	FJ	U	I	11	100
GRANTOR: PULICE LANAE M EST						
GRANTEE: MIMS ASHLEY & JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 N13 W17 PTO=[YR=2007] W26 S13
FSP=[YR=1993] S8 E26 N8 W26$ E26 N13$ S21 W26 S10
FST=[YR=1993] W14 FGR=[YR=1993] W6 S29 E20 N25 W14 N4$ S4
E14 N4$ S24 E12 S2 D2 R2 E10 R2 U2 FOP=[YR=1993] E8 N4 W8
S4$ N4 E8 S4 E24 N44$.

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	998.00	SF	5.20	5.20	100	1991	1991	3	59.5	3,088	
2	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	1991	1991	3	20	576	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	79	1,580	

LAND DESCRIPTION

TOTAL OB/XF 5,244

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	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 07/29/2022 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS