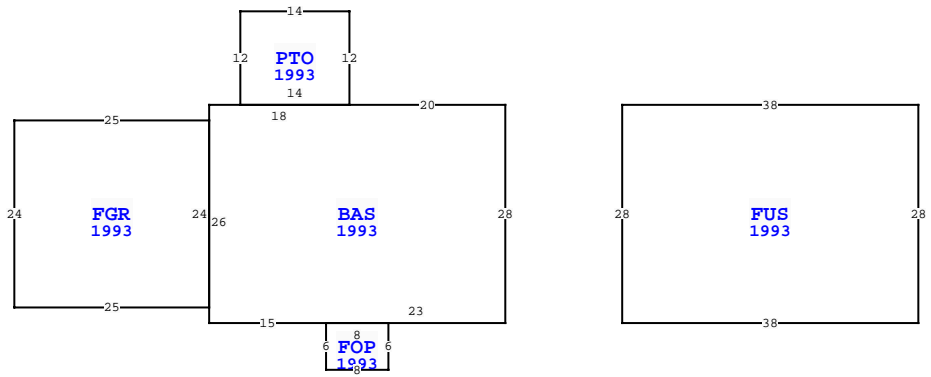


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,480	124.3104	164.09	406,943	1989	1989	0	0	15.75	84.25		
1 SNGL FAM - 100% - 2023 Heated Area: 2128 HX Base Yr 2023													



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
BAS	1,064	100
FGR	600	55
FOP	48	30
FUS	1,064	100
PTO	168	5
TOTALS	2,944	

1903 SPRINGBROOK RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			342,849
TOTAL MARKET OB/XF VALUE			14,902
TOTAL LAND VALUE - MARKET			275,000
TOTAL MARKET VALUE			632,751
SOH/AGL Deduction			253,396
ASSESSED VALUE			379,355
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			328,633
TOTAL JUST VALUE			632,751
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			590,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9703898	SWIM POOL	16,450	05/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	4/13/2022	CN	Q	I	01	640,000
GRANTOR: MURRY DAVID M & KAREN						
GRANTEE: FARGO SARAH						
0574/0342	7/12/1989	WD	Q	I		142,500
GRANTOR: ALMAND AMOS F JR						
GRANTEE: MURRY DAVID & KAREN						

EXTRA FEATURES																
L N	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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	64	1,280	
2	0812	CONCRETE C	0	100	0	1,521.00	SF	4.00	4.00	100	1989	1989	3	54.5	3,316	
3	0861	POOL GUNIT	0	100	0	434.00	SF	85.00	85.00	100	1997	1997	3	20	7,378	
4	0845	KOOL DECK	0	100	0	561.00	SF	7.25	7.25	100	1997	1997	3	72	2,928	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1993] W20 PTO=[YR=1993] N12 W14 S12 E14 \$ W18 S2			
FGR=[YR=1993] W25 S24 E25 N24 \$ S26 E15 FOP=[YR=1993] S6 E8			
N6 W8 \$ E23 N28 \$ PTR= E15 FUS=[YR=1993] E38 S28 W38 N28 \$			
W15 \$.			

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							