LOT 81
EGANS BLUFF #2 PB 5/102

SCHWEITZER RICHARD A & SUSAN L/E/
1889 SPRINGBROOK RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-021B-0081-0000

BUILDING CHARACTERISTICS

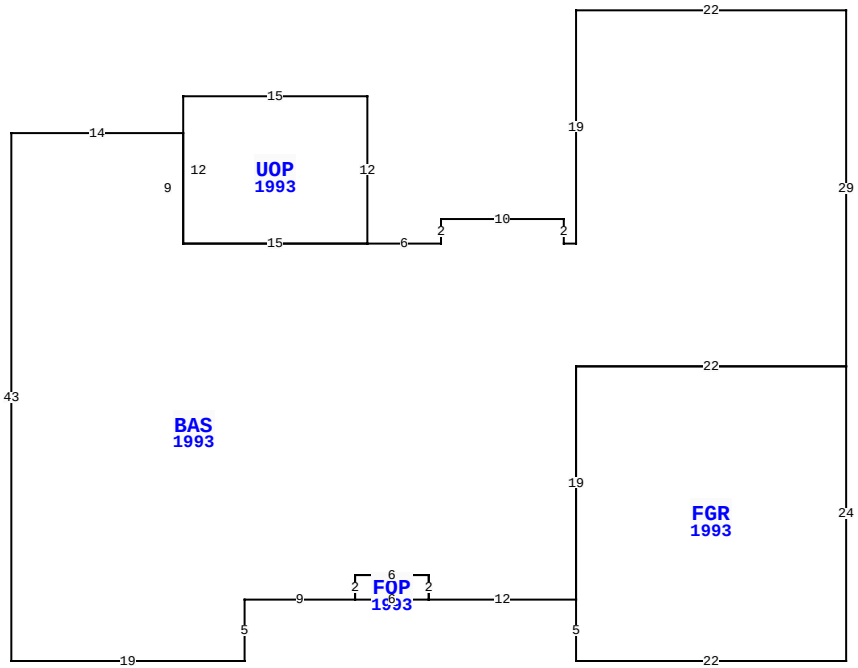
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,201	100	1993	2,201	287,495
FGR	528	55	1993	290	37,880
FOP	12	30	1993	4	522
UOP	180	20	1993	36	4,702
TOTALS	2,921			2,531	330,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,531	116.1408	153.31	388,028	1989	1994	0	0	0	14.80	85.20

1 SNGL FAM – 100% - 1996 Heated Area: 2201 HX Base Yr 1996



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 MLU
INC DATE		AG DATE	

1889 SPRINGBROOK RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		330,600
TOTAL MARKET OB/XF VALUE		5,222
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		610,822
SOH/AGL Deduction		391,289
ASSESSED VALUE		219,533
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		168,811
TOTAL JUST VALUE		610,822
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		570,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1326279	REMODEL	44	06/01/2013
P121621	REMODEL	0	11/01/2012
B1226551	REPAIR/RRF	5,000	10/01/2012
5812	NEW CONSTR	75,851	06/14/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2640/566	5/09/2023	QC	U	I	11	100
GRANTOR: SCHWEITZER RICHARD A						
GRANTEE: DAY MEGAN L						
0737/1465	8/28/1995	WD	Q	I		158,000
GRANTOR: KUMMER JOHN A & MARY						
GRANTEE: SCHWEITZER RICHARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S19 W1 N2 W10 S2 W6 UOP=[YR=1993] N12 W15 S12 E15 $ W15 N9 W14 S43 E19 N5 E9 FOP=[YR=1993] E6 N2 W6 S2 $ N2 E6 S2 E12 FGR=[YR=1993] S5 E22 N24 W22 S19 $ N19 E22 N29 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
2	0812	CONCRETE C	0	100	0	0	1,368.00	SF	4.00	4.00	100	1989	1989	3	54.5	2,982	

LAND DESCRIPTION

TOTAL OB/XF 5,222

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 08/22/2019 BY DJA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS