LOT 82 & PT OF ABDN R/W
IN OR 790/1658 RES# 97-80
IN OR 1796/1432

ANDERSON DAVID L & LINDA L
1885 SPRINGBROOK RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-021B-0082-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

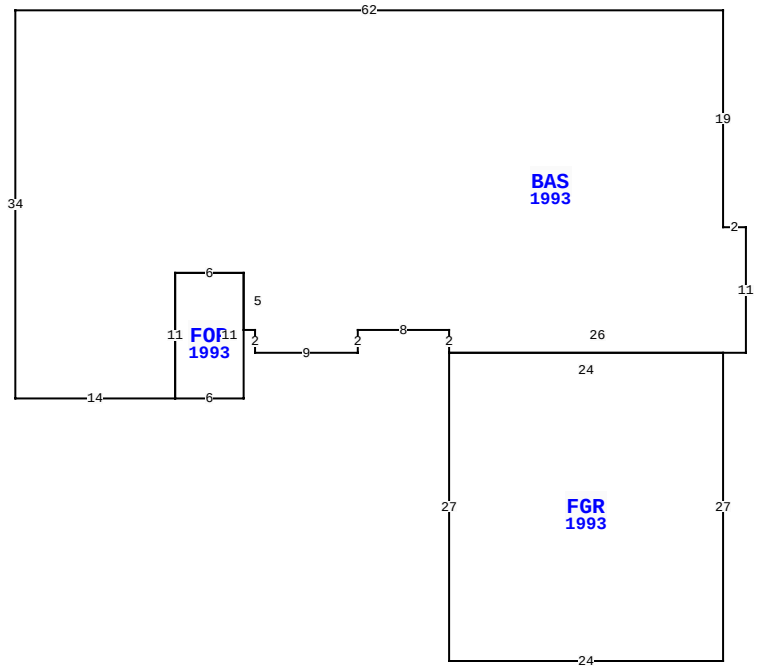
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,878	100	1993	1,878	232,230
FGR	648	55	1993	356	44,022
FOP	66	30	1993	20	2,473
TOTALS	2,592			2,254	278,725

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,254	122.3922	161.56	364,156	1988	1988	0	0	0	23.46	76.54

1 SNGL FAM – 100% - 2013 Heated Area: 1878 HX Base Yr 2013



1885 SPRINGBROOK RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		278,725
TOTAL MARKET OB/XF VALUE		6,011
TOTAL LAND VALUE - MARKET		343,750
TOTAL MARKET VALUE		628,486
SOH/AGL Deduction		340,383
ASSESSED VALUE		288,103
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		237,381
TOTAL JUST VALUE		628,486
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		584,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R002503	REPAIR/RRF	1,700	05/01/2000
4802	NEW CONSTR	67,260	04/08/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1796/1432	5/31/2012	WD	Q	I	02	283,000
GRANTOR: HOLLINGER J MARTIN &						
GRANTEE: ANDERSON DAVID L &						
1397/1346	3/21/2006	WD	Q	I		415,000
GRANTOR: PARSONS DENNARD CARL						
GRANTEE: HOLLINGER J MARTIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W62 S34 E14 FOP=[YR=1993] E6 N11 W6 S11$ N11 E6 S5 E1 S2 E9 N2 E8 S2 FGR=[YR=1993] S27 E24 N27 W24$ E26 N11 W2 N19$.

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	0810	CONCRETE A	0	100	61	3	183.00	SF	6.50	6.50	100	1988	1988	3	52	619	
2	0812	CONCRETE C	0	100	0	0	1,564.00	SF	4.00	4.00	100	1988	1988	3	52	3,253	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	62	1,240	
4	0810	CONCRETE A	0	100	19	14	266.00	SF	6.50	6.50	100	1988	1988	3	52	899	

LAND DESCRIPTION

TOTAL OB/XF 6,011

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	1.25	275,000.00	343,750.00	343,750							

REVIEW DATE 08/22/2019 BY DJA Total Acres: 0.00 Total Land Value: 343,750 Market: 0 Agricultural: 0 Common: 343,750 PRINTED 07/30/2025 BY SYS