

LOT 83 & PT OF ABDN R/W
IN OR 790/1658 RES# 97-80
EGANS BLUFF #2 PB 5/102

DOWELL BRIAN AVERY
1890 SPRINGBROOK ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-021B-0083-0000



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		05	AVERAGE 80		
Exterior Wall		20	FACE BRICK 20		
Roof Structur		03	GABLE/HIP 100		
Roof Cover		03	COMP SHNGL 100		
Interior Wall		05	DRYWALL 100		
Interior Floo		14	CARPET 70		
Interior Floo		11	CLAY TILE 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		
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	1,795	100	1993	1,795	243,308
FGR	483	55	1993	266	36,056
FOP	36	30	1993	11	1,491
FSP	150	40	2009	60	8,133
TOTALS	2,464			2,132	288,988

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,132	124.5335	164.38	350,458	1990	1990	0	0	0 17.54	82.46
1 SNGL FAM - 100% - 2023											
Heated Area: 1795											
HX Base Yr 2023											
1890 SPRINGBROOK RD, FERNANDINA BEACH											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						04/28/2025 MLU					

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990
2	0810	CONCRETE A	0 100	0	0	725.00	SF	6.50	6.50	100	1990
3	0911	SCRN RM A	0 100	16	16	256.00	SF	17.50	17.50	100	2013
4	0810	CONCRETE A	0 100	16	16	256.00	SF	6.50	6.50	100	2013
TOTAL OB/XF 9,008											

LAND DESCRIPTION											
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
Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		288,988	
TOTAL MARKET OB/XF VALUE		9,008	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		572,996	
SOH/AGL Deduction		94,147	
ASSESSED VALUE		478,849	
TOTAL EXEMPTION VALUE		HX HB WX	
BASE TAXABLE VALUE		423,127	
TOTAL JUST VALUE		572,996	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		534,140	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1326908	NEW CONSTR	0	11/01/2013
M1217746	H/AC	0	11/01/2012
B26064	REMODEL	3,500	05/01/2012
6135	NEW CONSTR	60,100	11/22/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2560/0988	5/04/2022	WD	Q	I	02
GRANTOR: STAREK SANDRA JEAN					
GRANTEE: DOWELL BRIAN AVERY					
1706/0183	10/22/2010	WD	Q	I	02
GRANTOR: TOMLINSON CHARLES M J					
GRANTEE: STAREK SANDRA JEAN					

BUILDING NOTES											

BUILDING DIMENSIONS											
FSP=[YR=2009] W15 S10 BAS=[YR=1993] W8 S3 W16 N8 W14 S35											
FGR=[YR=1993] W7 S23 E21 N21 FOP=[YR=1993] E8N1W1N4 W7 S5 \$											
N2 W14 \$ E14 N3 E7 S4 E16 S11 E14 N2 E2 N40 W15 \$ E15 N10 \$.											