



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

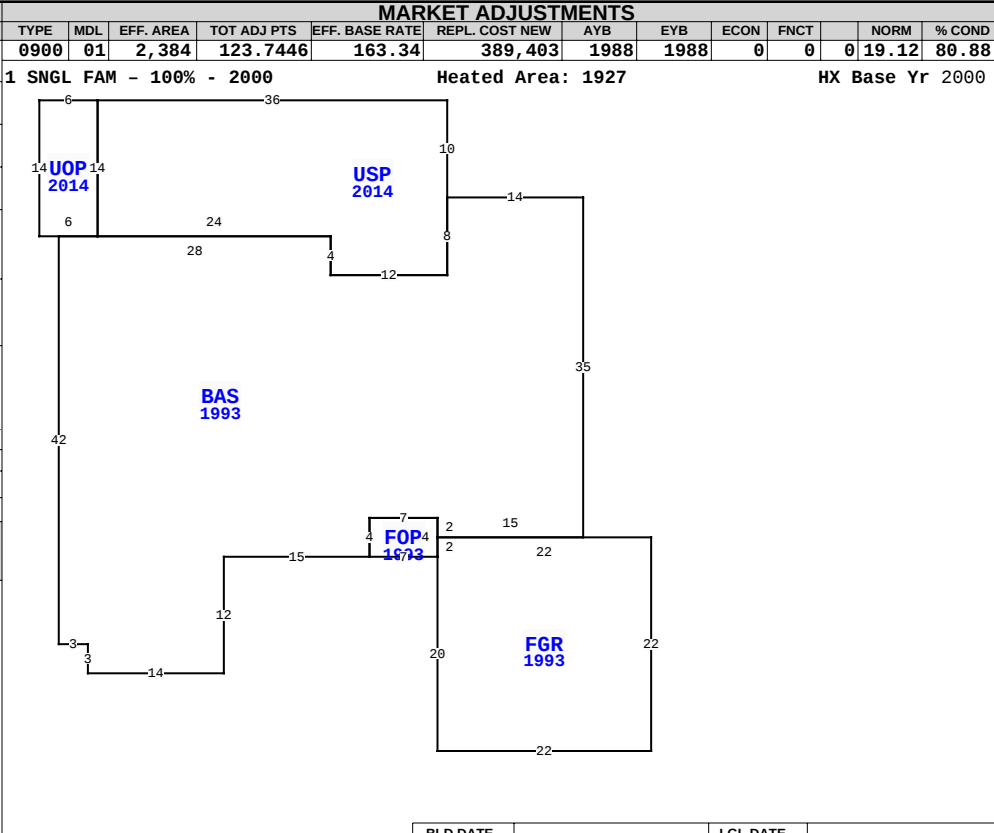
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,927	100	1993	1,927	254,575
FGR	484	55	1993	266	35,141
FOP	28	30	1993	8	1,057
UOP	84	20	2014	17	2,246
USP	552	30	2014	166	21,930
TOTALS	3,075			2,384	314,949

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0810	CONCRETE A	0	100	58	3	174.00	SF	6.50	6.50	100	1988	1988	3	52	588	
2	0812	CONCRETE C	0	100	0	0	1,108.00	SF	4.00	4.00	100	1988	1988	3	52	2,305	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	62	1,240	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



1904 SPRINGBROOK RD, FERNANDINA BEACH

TOTAL OB/XF																	4,133
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
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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8 Tax Dist:			
BUILDING MARKET VALUE					314,949
TOTAL MARKET OB/XF VALUE					4,133
TOTAL LAND VALUE - MARKET					275,000
TOTAL MARKET VALUE					594,082
SOH/AGL Deduction					339,029
ASSESSED VALUE					255,053
TOTAL EXEMPTION VALUE		HX HB WR			55,722
BASE TAXABLE VALUE					199,331
TOTAL JUST VALUE					594,082
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					553,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012683	REPAIR/RRF	39,500	08/18/2022
B1429156	SCRNPRCH	12,489	08/01/2014
R1213144	REPAIR/RRF	12,000	09/03/2012
4822	NEW CONSTR	61,137	04/15/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2504/0514	10/06/2021	SW	U	I	11	100
GRANTOR: WEGGELAND RICHARD J						
GRANTEE: WEGGELAND RICHARD J						
0886/0729	6/09/1999	WD	Q	I		204,000
GRANTOR: PIKULA BYRON F & VALE						
GRANTEE: WEGGELAND RICHARD J						

BUILDING NOTES		
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BUILDING DIMENSIONS

BAS=[YR=1993] W14 USP=[YR=2014] N10 W36 UOP=[YR=2014] W6 S14 E6 N14\$ S14 E24 S4 E12 N8\$ S8 W12 N4 W28 S42 E3 S3 E14 N12 E15 FOP=[YR=1993] E7 FGR=[YR=1993] S20 E22 N22W22 S2\$N4 W7 S4\$ N4 E7 S2 E15 N35\$.