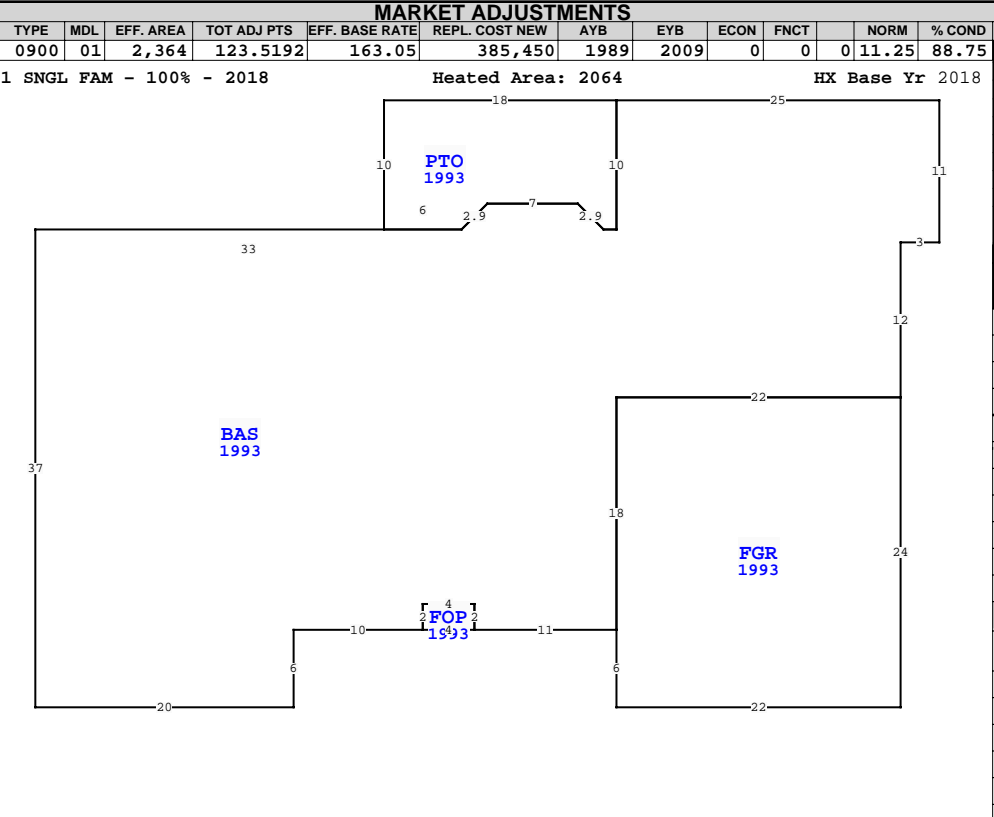


ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,064	100	1993	2,064	298,675
FGR	528	55	1993	290	41,965
FOP	8	30	1993	2	289
PTO	162	5	1993	8	1,157
TOTALS	2,762			2,364	342,087

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

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	1,007.00	SF	4.00	4.00	100	1989	1989	3	54.5	2,195	

1942 SPRINGBROOK RD, FERNANDINA BEACH															
TOTAL OB/XF 3,475															

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							

REVIEW DATE 07/29/2022 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000																								
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 8		Tax Dist:			
BUILDING MARKET VALUE			342,087		
TOTAL MARKET OB/XF VALUE			3,475		
TOTAL LAND VALUE - MARKET			275,000		
TOTAL MARKET VALUE			620,562		
SOH/AGL Deduction			277,965		
ASSESSED VALUE			342,597		
TOTAL EXEMPTION VALUE			HX HB 50,722		
BASE TAXABLE VALUE			291,875		
TOTAL JUST VALUE			620,562		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			580,293		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633226	WHO KNOWS	140,000	10/01/2016
5544	NEW CONSTR	76,797	02/20/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2060/0160	7/15/2016	WD Q	Q	I	01	300,000
GRANTOR: SYLVESTER JOSEPH K &						
GRANTEE: HARKINS JAMES J JR						
1780/1387	2/23/2012	WD Q	Q	I	02	302,500
GRANTOR: KING MILES WADE & LIS						
GRANTEE: CROWE RICHARD A & J						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W25 PTO=[YR=1993] W18 S10 E6 R2 U2 E7 D2 R2 E1 N10 \$ S10 W1 L2 U2 W7 D2 L2 W33 S37 E20 N6 E10 FOP=[YR=1993] E4 N2 W4 S2 \$ N2 E4 S2 E11 FGR=[YR=1993] S6 E22 N24 W22 S18 \$ N18 E22 N12 E3 N11 \$.	