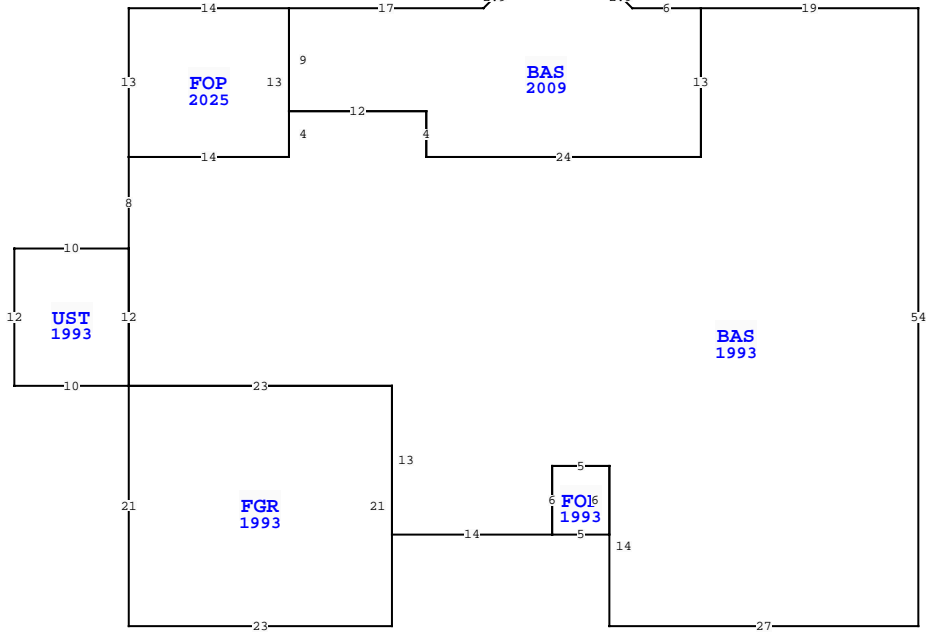


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	3,285	113.6292	149.99	492,717	1987	1995		0	0	15.95	84.05	
1 SNGL FAM - 100% - 1991 Heated Area: 2901 HX Base Yr 1991													



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	2,459	100	1993	2,459	309,997
BAS	442	100	2009	442	55,722
FGR	483	55	1993	266	33,533
FOP	30	30	1993	9	1,135
FOP	182	30	2025	55	6,933
UST	120	45	1993	54	6,807
TOTALS	3,716			3,285	414,129

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		414,129	
TOTAL MARKET OB/XF VALUE		6,151	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		695,280	
SOH/AGL Deduction		413,253	
ASSESSED VALUE		282,027	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		231,305	
TOTAL JUST VALUE		695,280	
NCON VALUE		6,934	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		644,594	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006862	ROOF PORCH.	80,000	06/10/2024
B21876	ADDITION	110,000	09/01/2008
B863751	N/A	55,630	12/09/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2676/1003	10/26/2023	WD	U	I	11	100
GRANTOR: FLETCHER J CARTER & S						
GRANTEE: CNS REVOCABLE FAMIL						
0611/0573	11/02/1990	WD	Q	I		145,000
GRANTOR: BARLOW ROB & RHONDA						
GRANTEE: FLETCHER J CARTER						

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

EXTRA FEATURES															
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	0812	CONCRETE C	0	100 0	1,864.00	SF	4.00	4.00	100	1987	1987	3	49.5	3,691	
2	0810	CONCRETE A	0	100 57 3	171.00	SF	6.50	6.50	100	1987	1987	3	49.5	550	
3	0504	FP-ELECTRI	0	100 0 0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	60	1,200	
4	1076	TRELLIS A	0	100 13 14	182.00	SF	7.50	7.50	100	2009	2009	3	52	710	

BUILDING NOTES													
1948 SPRINGBROOK RD, FERNANDINA BEACH													

BUILDING DIMENSIONS													
BAS=[YR=1993;ORIG=0,0] W19 S13 W24 N4 W12 S4 W14 S8 S12 E23 S13 E14 N6 E5 S14 E27 N54 \$													
FGR=[YR=1993;ORIG=-69,33] S21 E23 N21 W23 \$													
BAS=[YR=2009;ORIG=-19,0] W6 U2L2 W9 D2L2 W17 S9 E12 S4 E24 N13 \$													
UST=[YR=1993;ORIG=-69,21] W10 S12 E10 N12 \$													
FOP=[YR=1993;ORIG=-32,46] E5 N6 W5 S6 \$													
FOP=[YR=2025;ORIG=-69,13] E14 N13 W14 S13 \$													

LAND DESCRIPTION														TOTAL OB/XF										
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							