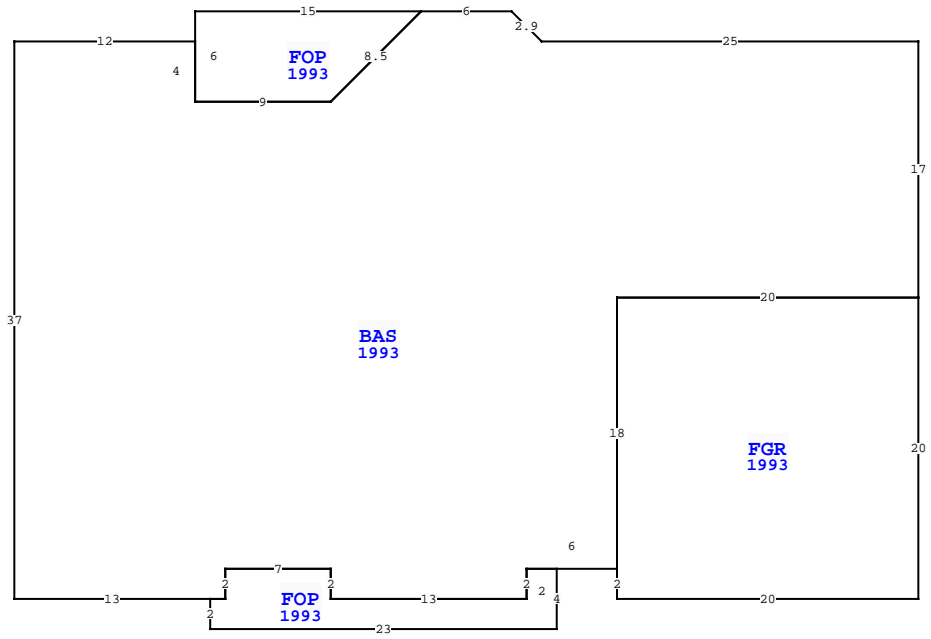


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,027	125.7732	166.02	336,523	1989	1989	0	0	16.93	83.07	
1 SNGL FAM - 100% - 2004 Heated Area: 1766 HX Base Yr 2004												



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
BAS	1,766	100
FGR	400	55
FOP	64	30
FOP	72	30
TOTALS	2,302	

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	0811	CONCRETE B	0	100	0	788.00	SF	5.20	5.20	100	1989	1989	3	54.5	2,233	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	

1956 SPRINGBROOK RD, FERNANDINA BEACH	BLD DATE	LGL DATE	04/28/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			279,550
TOTAL MARKET OB/XF VALUE			4,473
TOTAL LAND VALUE - MARKET			275,000
TOTAL MARKET VALUE			559,023
SOH/AGL Deduction			317,672
ASSESSED VALUE			241,351
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			190,629
TOTAL JUST VALUE			559,023
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			520,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1706880	SIDING	8,000	08/01/2017
5698	NEW CONSTR	69,323	05/03/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1009/1012	9/26/2001	TD	Q	I		190,000

GRANTOR: MAGRUDER CHARLES T &
GRANTEE: SMITH CLINTON D & J
0644/0620 12/18/1991 WD Q I 01 100
GRANTOR: MAGRUDER & SCROGGIN
GRANTEE: MACGRUDER CHARLES

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W25 U2 L2 W6 FOP=[YR=1993] W15 S6 E9 R6 U6 \$ D6 L6 W9 N4 W12 S37 E13 FOP=[YR=1993] S2 E23 N4 W2 S2 W13 N2 W7 S2 W1 \$ E1 N2 E7 S2 E13 N2 E6 FGR=[YR=1993] S2 E20 N20 W20 S18 \$ N18 E20 N17 \$.	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							