



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	16	WD FR STUC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	5 100
Frame	02	WOOD FRAME 100
Stories	2	2. 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
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NEIGHBORHOOD/LOC	2031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,805	100	1993	1,805	247,262
FOP	180	30	1993	54	7,397
FOP	552	30	1993	166	22,740
FUS	956	100	1993	956	130,960
STP	12	10	1993	1	137
UGR	529	45	1993	238	32,603

TOTALS	4,034			3,220	441,098
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
6	1076	TRELLIS A	0	100	12	12	144.00	SF	7.50
7	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	3,220	121.6700	169.12	544,566	1987	1987		0	0	19.00	81.00	
1 SNGL FAM 100% - 2022 Heated Area: 2761 HX Base Yr 2022													

2128 SPRINGBROOK RD, FERNANDINA BEACH													
TOTAL OB/XF 45,778													

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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
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00

Total Acres:	0.00	Total Land Value:	275,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					441,098				
TOTAL MARKET OB/XF VALUE					45,778				
TOTAL LAND VALUE - MARKET					275,000				
TOTAL MARKET VALUE					761,876				
SOH/AGL Deduction					128,037				
ASSESSED VALUE					633,839				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					582,428				
TOTAL JUST VALUE					761,876				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					717,084				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313332	ROOF	8,000	01/01/2013
BP4279	N/A	9,700	07/31/1987
BP3827	N/A	68,200	01/17/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2498/1730	9/15/2021	QC	U	I	11	210,000
GRANTOR:PULLEN FREDRIC W III						
GRANTEE: PULLEN THOMAS MATTH						
2403/1474	10/16/2020	FJ	U	I	11	100
GRANTOR:BOYLE JUDITH COLEMAN						
GRANTEE:PULLEN FREDERIC WAL						

BUILDING NOTES									
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BUILDING DIMENSIONS									
UGR=[YR=1993] W23 S1 FOP=[YR=1993] W46 S12 BAS=[YR=1993] S8 W3 S12 E3 S18 E16 FOP=[YR=1993] S4 STP=[YR=1993] S2 E6 N2 W6 \$ E30 N6 W30 S2\$ N2 E30 N2 E6 R3 U3 N4 U3 L3 W6 N24 W46\$ E46 N12\$ S22 E23 N23\$ PTR=E15 FUS=[YR=1993] E46 S18 W30 S8 W16 N26 \$ W15\$.									