

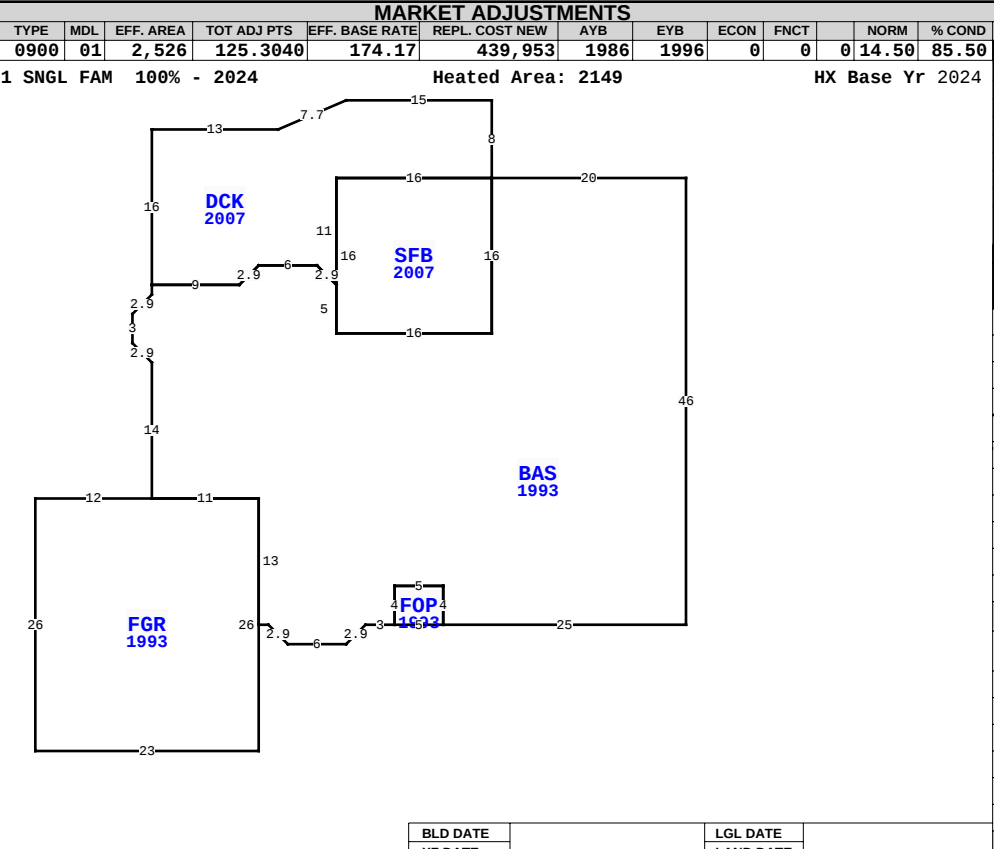


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,944	100	1993	1,944	289,491
DCK	424	10	2007	42	6,254
FGR	598	55	1993	329	48,993
FOP	20	30	1993	6	893
SFB	256	80	2007	205	30,528
TOTALS	3,242			2,526	376,160

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
3	0500	FP-PRE FAB
4	0860	POOL/SPA
5	0911	SCRN RM A



1968 SPRINGBROOK RD, FERNANDINA BEACH														
BLD DATE			LGL DATE			XF DATE			LAND DATE			AG DATE		
INC DATE														
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
3	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	56
4	0860	POOL/SPA	0	100	0	1.00	UT	60,000.00	60,000.00	100	2026	2025	05	100
5	0911	SCRN RM A	0	100	0	740.00	SF	18.00	18.00	100	2026	2025		100

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

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					376,160				
TOTAL MARKET OB/XF VALUE					75,280				
TOTAL LAND VALUE - MARKET					275,000				
TOTAL MARKET VALUE					726,440				
SOH/AGL Deduction					71,878				
ASSESSED VALUE					654,562				
TOTAL EXEMPTION VALUE					HX HB 51,411				
BASE TAXABLE VALUE					603,151				
TOTAL JUST VALUE					726,440				
NCON VALUE					73,320				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					638,327				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250006220	INGROUND POOL	100,000	06/10/2025
25004204	POOL SCREEN ENCL	12,500	04/21/2025
M1217766	H/AC	0	11/01/2012
BP3451	N/A	36,165	06/30/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2638/1495	5/12/2023	WD	Q	I	01	800,000	
GRANTOR: SIRGANT CLAUDINE							
GRANTEE: HUGHES KEVIN M & CH							
2296/1698	8/06/2019	WD	Q	I	01	460,000	
GRANTOR: STOCK STEVEN E & ANAS							
GRANTEE: SIRGANT CLAUDINE							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W20 DCK=[YR=2007] N8 W15 D3 L7 W13 S16 E9 U2 R2 E6 D2 R2 N11 E16\$ SFB=[YR=2007] W16 S16 E16 N16\$S16W16 N5 U2 L2 W6 D2 L2 W9 S1 D2 L2 S3 D2 R2 S14 FGR=[YR=1993] W12 S26 E23N26 W11 \$ E11 S13 E1 D2 R2 E6 U2 R2 E3 FOP=[YR=1993] E5 N4 W5 S4\$ N4 E5 S4 E25 N46\$.									