

LOT 83 & PT OF ABDN R/W
IN OR 790/1658 RES# 97-80
EGANS BLUFF #2 PB 5/102

DOWELL BRIAN TRUST/DOWELL BRIAN AVERY TRUSTEE
1890 SPRINGBROOK ROAD
FERNANDINA BEACH, FL 32034

2026

00-00-30-021B-0083-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 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 70			
Interior Floor	11	CLAY TILE 30			
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			
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	1,795	100	1993	1,795	255,252
FGR	483	55	1993	266	37,826
FOP	36	30	1993	11	1,564
FSP	150	40	2009	60	8,532
TOTALS	2,464			2,132	303,174

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,132	124.5335	173.10	369,049	1990	1990		0	0	17.85	82.15
1 SNGL FAM 100% - 2023 Heated Area: 1795 HX Base Yr 2023												
1890 SPRINGBROOK RD, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												

NASSAU COUNTY PROPERTY				PAGE 1 of 1		8		
VALUATION SUMMARY								
VALUATION BY		STANDARD						
Tax Group: 8		Tax Dist:						
BUILDING MARKET VALUE				303,174				
TOTAL MARKET OB/XF VALUE				4,544				
TOTAL LAND VALUE - MARKET				275,000				
TOTAL MARKET VALUE				582,718				
SOH/AGL Deduction				90,940				
ASSESSED VALUE				491,778				
TOTAL EXEMPTION VALUE		HX HB WX		56,411				
BASE TAXABLE VALUE				435,367				
TOTAL JUST VALUE				582,718				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				572,996				
PERMIT NUM				DESCRIPTION		AMT		
						ISSUED		
E1326908				NEW CONSTR		0 11/01/2013		
M1217746				H/AC		0 11/01/2012		
B26064				REMODEL		3,500 05/01/2012		
6135				NEW CONSTR		60,100 11/22/1989		
SALES DATA								
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
2868/1064	5/07/2026	WD U	I	11		100		
GRANTOR: DOWELL BRIAN AVERY								
GRANTEE: DOWELL BRIAN TRUST								
2560/0988	5/04/2022	WD Q	I	02		620,000		
GRANTOR: STAREK SANDRA JEAN								
GRANTEE: DOWELL BRIAN AVERY								
BUILDING NOTES								
BUILDING DIMENSIONS								
FSP=[YR=2009] W15 S10 BAS=[YR=1993] W8 S3 W16 N8 W14 S35								
FGR=[YR=1993] W7 S23 E21 N21 FOP=[YR=1993] E8N1W1N4 W7 S5 \$								
N2 W14 \$ E14 N3 E7 S4 E16 S11 E14 N2 E2 N40 W15 \$ E15 N10 \$.								

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990
3	0911	SCRN RM A	0 100	16	16	256.00	SF	18.00	18.00	100	2013	2013
TOTAL OB/XF 4,544												

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
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00
Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000												