LOT 87
EGANS BLUFF #2 PB 5/102

UPCHURCH AVERY D & NICHOLAS S
1942 SPRINGBROOK ROAD
FERNANDINA BEACH, FL 32034

2026

00-00-30-021B-0087-0000

BUILDING CHARACTERISTICS

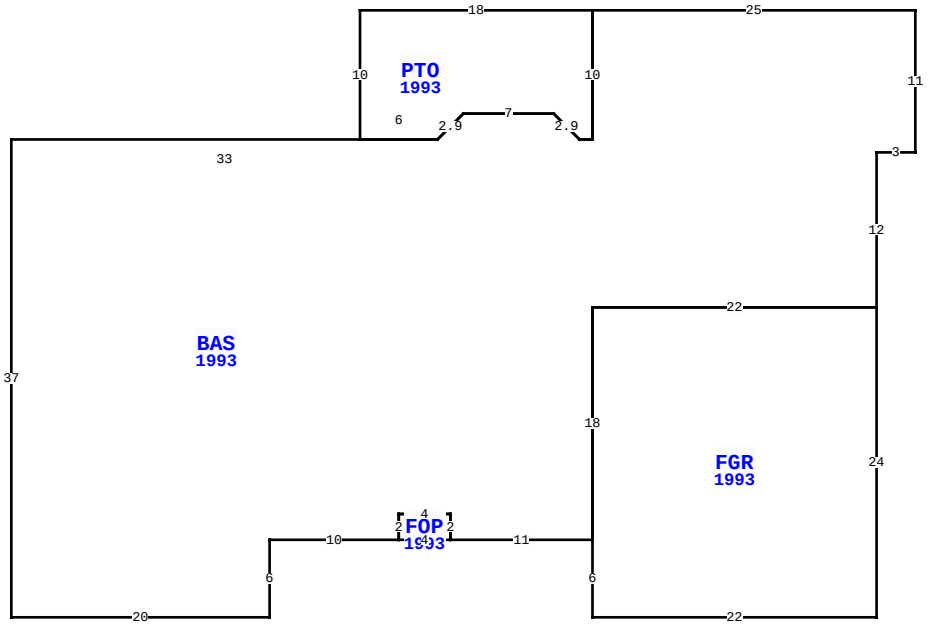
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,064	100	1993	2,064	311,844
FGR	528	55	1993	290	43,815
FOP	8	30	1993	2	302
PTO	162	5	1993	8	1,209
TOTALS	2,762			2,364	357,170

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,364	123.5192	171.69	405,875	1989	2009	0	0	0	12.00	88.00

1 SNGL FAM 100% - 2018 Heated Area: 2064 HX Base Yr 2018



1942 SPRINGBROOK RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		357,170
TOTAL MARKET OB/XF VALUE		1,240
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		633,410
SOH/AGL Deduction		281,563
ASSESSED VALUE		351,847
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		300,436
TOTAL JUST VALUE		633,410
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		620,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633226	WHO KNOWS	140,000	10/01/2016
5544	NEW CONSTR	76,797	02/20/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
202645016429	6/01/2026	WD	Q	I	01	885,000
GRANTOR: HARKINS JAMES J JR &						
GRANTEE: UPCHURCH AVERY D &						
2060/0160	7/15/2016	WD	Q	I	01	300,000
GRANTOR: SYLVESTER JOSEPH K &						
GRANTEE: HARKINS JAMES J JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 PTO=[YR=1993] W18 S10 E6 R2 U2 E7 D2 R2 E1 N10 $ S10 W1 L2 U2 W7 D2 L2 W33 S37 E20 N6 E10
FOP=[YR=1993] E4 N2 W4 S2 $ N2 E4 S2 E11 FGR=[YR=1993] S6 E22 N24 W22 S18 $ N18 E22 N12 E3 N11 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	62	1,240	

LAND DESCRIPTION

TOTAL OB/XF 1,240

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/09/2026 BY SYS