LOT 88
EGANS BLUFF #2 PB 5/102

CNS REVOCABLE FAMILY TRUST/FLETCHER JOHN C TRUSTEE
1948 SPRINGBROOK ROAD
FERNANDINA BEACH, FL 32034

2026

00-00-30-021B-0088-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

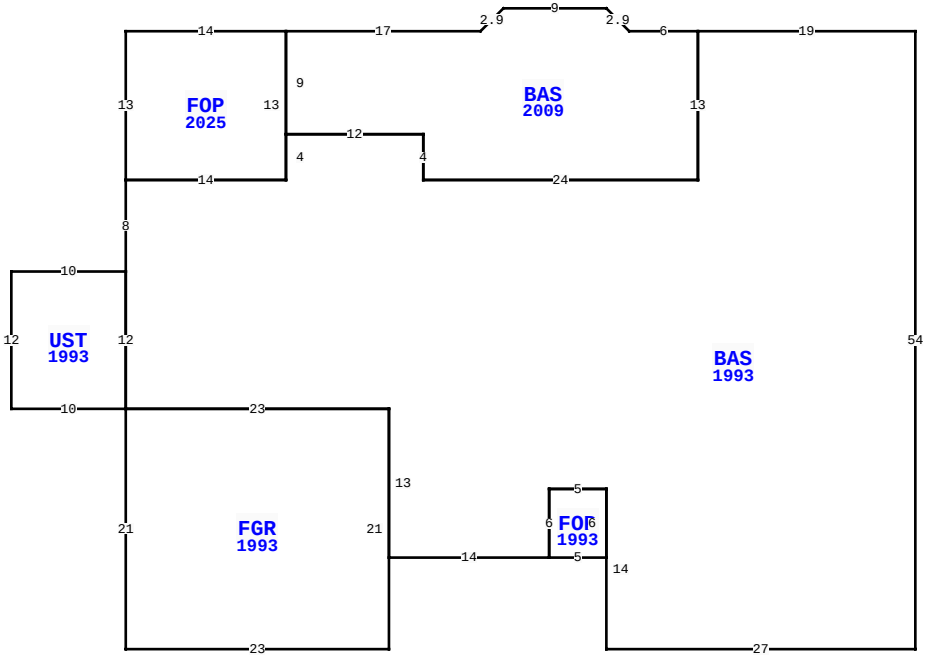
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	2,459	100	1993	2,459	324,292
BAS	442	100	2009	442	58,291
FGR	483	55	1993	266	35,080
FOP	30	30	1993	9	1,187
FOP	182	30	2025	55	7,254
UST	120	45	1993	54	7,122
TOTALS	3,716			3,285	433,226

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,285	113.6292	157.94	518,833	1987	1995	0	0	0	16.50	83.50

1 SNGL FAM 100% - 1991 Heated Area: 2901 HX Base Yr 1991



1948 SPRINGBROOK RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		433,226
TOTAL MARKET OB/XF VALUE		2,320
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		710,546
SOH/AGL Deduction		420,904
ASSESSED VALUE		289,642
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		238,231
TOTAL JUST VALUE		710,546
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		695,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006862	ADD RES BD	80,000	07/09/2025
B21876	ADDITION	110,000	09/01/2008
B863751	N/A	55,630	12/09/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2676/1003	10/26/2023	WD	U	I	11	100
GRANTOR: FLETCHER J CARTER & S						
GRANTEE: CNS REVOCABLE FAMIL						
0611/0573	11/02/1990	WD	Q	I		145,000
GRANTOR: BARLOW ROB & RHONDA						
GRANTEE: FLETCHER J CARTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W19 S13 W24 N4 W12 S4 W14 S8 S12 E23 S13 E14 N6 E5 S14 E27 N54 $
FGR=[YR=1993;ORIG=-69,33] S21 E23 N21 W23 $
BAS=[YR=2009;ORIG=-19,0] W6 U2L2 W9 D2L2 W17 S9 E12 S4 E24 N13 $
UST=[YR=1993;ORIG=-69,21] W10 S12 E10 N12 $
FOP=[YR=1993;ORIG=-32,46] E5 N6 W5 S6 $
FOP=[YR=2025;ORIG=-69,13] E14 N13 W14 S13 $
.

EXTRA FEATURES

LN	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
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	58	1,160	
4	1076	TRELLIS A	0	100	13	14	182.00	SF	7.50	7.50	100	2009	2009	3	85	1,160	

LAND DESCRIPTION

TOTAL OB/XF 2,320

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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 12/16/2024 BY HS Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/09/2026 BY SYS