

SMITH CLINTON D & JULI G
1956 SPRINGBROOK RD
FERNANDINA BEACH, FL 32034

2026

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall31HARDIE BRD 90

Exterior Wall20FACE BRICK 10

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 80

Interior Floo11CLAY TILE 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms2100

Frame Stories Units02WOOD FRAME 100
1.100
0100

Occupancy00NONE 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC2031.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS1,76610019931,766255,599

FGR40055199322031,841

FOP64301993192,750

FOP72301993223,184

TOTALS2,3022,027293,375

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,027125.7732174.82354,360198919890017.2182.79

1 SNGL FAM100% - 2004Heated Area: 1766HX Base Yr 2004

NASSAU COUNTY PROPERTY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOHI/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

293,3752,170275,000570,545322,678247,86751,411196,456570,5450559,023

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / I / V / I / RSN CD SALE PRICE

1009/10129/26/2001TDQI01190,000

GRANTOR:MAGRUDER CHARLES T &
GRANTEE:SMITH CLINTON D & J
0644/062012/18/1991WDQI01100

GRANTOR:MAGRUDER & SCROGGIN
GRANTEE:MACGRUDER CHARLES

BUILDING NOTES

BAS=[YR=1993] W25 U2 L2 W6 FOP=[YR=1993] W15 S6 E9 R6 U6 \$
D6 L6 W9 N4 W12 S37 E13 FOP=[YR=1993] S2 E23 N4 W2 S2 W13
N2 W7 S2 W1 \$ E1 N2 E7 S2 E13 N2 E6 FGR=[YR=1993] S2 E20 N20
W20 S18 \$ N18 E20 N17 \$.

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000100CRES100RSF-20.000.001.00LT1.001.001.00275,000.00275,000.00275,000

EXTRA FEATURES

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

04/28/2025MLU

1956 SPRINGBROOK RD, FERNANDINA BEACH

REVIEW DATE01/17/2024BYKBA

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