LOT 90
IN OR 1772/1527
EGANS BLUFF #2 PB 5/102

LEATHERBURY DOUGLAS B III &/BULGER MARGARET A
1949 SPRINGBROOK RD
FERNANDINA BEACH, FL 32034

2026

00-00-30-021B-0090-0000

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 80
Interior Floo	11	CLAY TILE 20
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

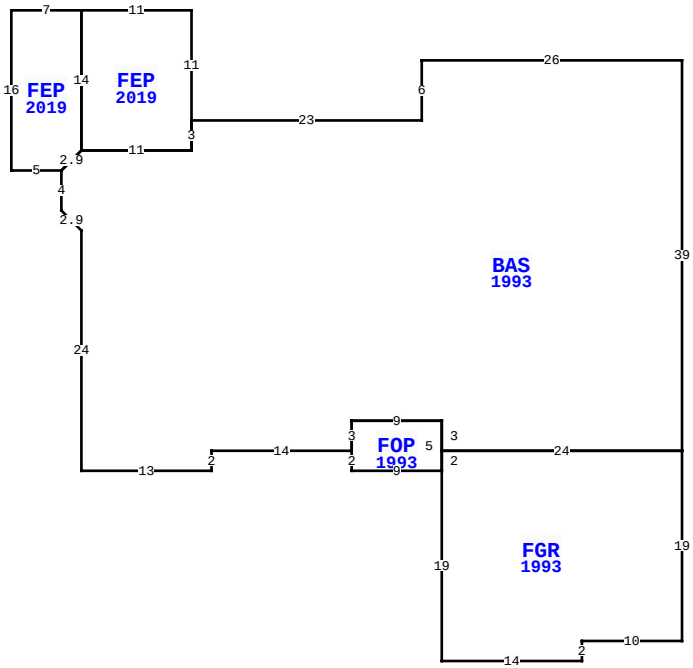
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,114	100	1993	2,114	295,971
FEP	110	80	2019	88	12,321
FEP	154	80	2019	123	17,221
FGR	484	55	1993	266	37,241
FOP	45	30	1993	14	1,960
TOTALS	2,907			2,605	364,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,605	123.6480	171.87	447,721	1988	1991	0	0	0	18.54	81.46

1 SNGL FAM 100% - 2012 Heated Area: 2114 HX Base Yr 2012



1949 SPRINGBROOK RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		364,714
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		641,514
SOH/AGL Deduction		340,154
ASSESSED VALUE		301,360
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		249,949
TOTAL JUST VALUE		641,514
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		631,452

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1900024	ENCLFOP	14,650	01/02/2019
B1225878	INSULATE ROOF	7,200	04/01/2012
B25622	ADDITION	2,474	02/01/2012
5050	NEW CONSTR	79,317	07/25/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1772/1527	1/05/2012	WD	U	I	11	100
GRANTOR: WALLACE ROBERT J & BA						
GRANTEE: LEATHERBURY DOUGLAS						
1739/0345	5/10/2011	WD	Q	I	02	278,900
GRANTOR: WALLACE ROBERT J & BA						
GRANTEE: LEATHERBURY DOUGLAS						

BUILDING NOTES

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
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	90	1,800	

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S6 W23 FEP=[YR=2019] N11 W11 FEP=[YR=2019] W7 S16 E5 U2 R2 N14$ S14E11 N3$ S3 W11 L2 D2 S4 R2 D2 S24 E13 N2 E14 FOP=[YR=1993] S2 E9 FGR=[YR=1993] S19 E14 N2E10 N19 W24 S2$ N5 W9 S3$ N3 E9 S3 E24 N39$.

LAND DESCRIPTION

TOTAL OB/XF 1,800

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