

LOT 435
IN OR 2150/1506
HERON ISLES #2 PB 7/218

PHELPS LARAN W
2128 SPRINGBROOK RD
FERNANDINA BEACH, FL 32034

2026

37-3N-28-0740-0435-0000



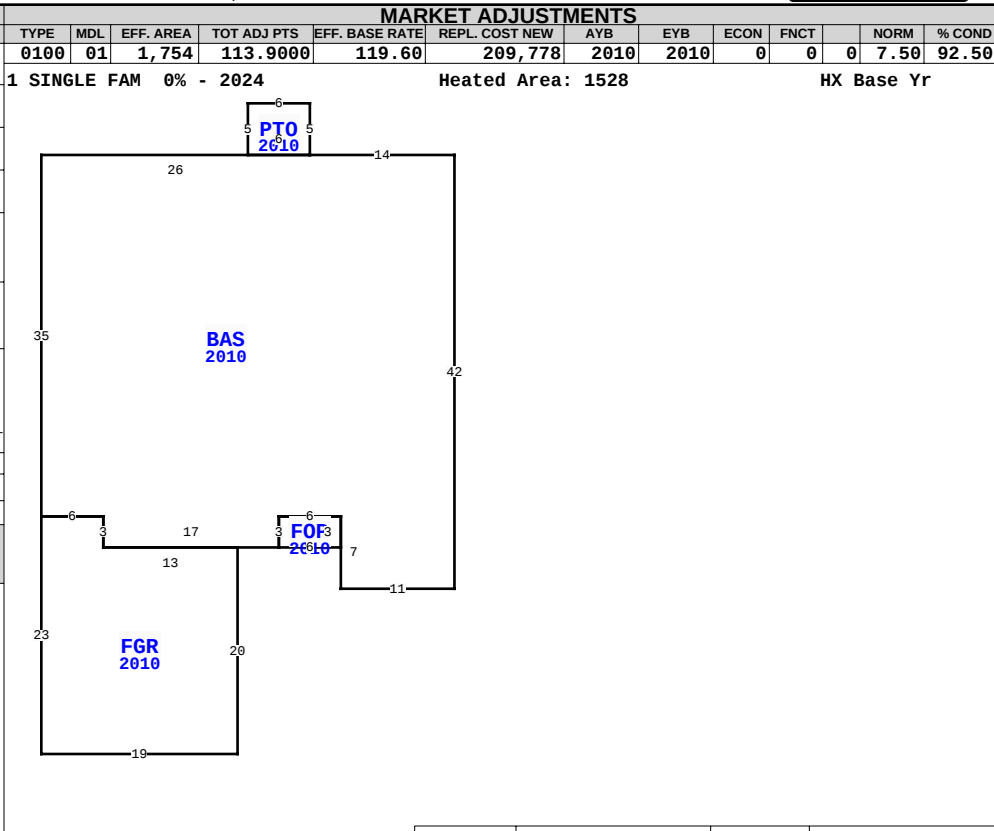
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,528	100	2010	1,528	169,043
FGR	398	55	2010	219	24,228
FOP	18	30	2010	5	553
PTO	30	5	2010	2	221
TOTALS	1,974			1,754	194,045

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	1076	TRELLIS A	0	0	10	12			7.50
3	1242	WD DECK A	0	0	14	10			10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0003	PUD	0.00	0.00	1.00



96072 OUT CREEK WAY, YULEE	BLD DATE		LGL DATE	05/13/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF									
1,440									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		194,045	
TOTAL MARKET OB/XF VALUE		1,440	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		260,485	
SOH/AGL Deduction		0	
ASSESSED VALUE		260,485	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		260,485	
TOTAL JUST VALUE		260,485	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		264,515	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23251	CO ISSUED	0	05/10/2010
E22471	ELEC OTHER	0	03/01/2010
P14132	OTHER	0	02/01/2010
B23251	NEW CONSTR	196,218	01/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2150/1506	10/06/2017	WD	Q	I	02	176,500
GRANTOR: SCHOFIELD JOHN						
GRANTEE: PHELPS LARAN W						
1678/1222	5/24/2010	WD	Q	I	01	146,000
GRANTOR: D R HORTON INC						
GRANTEE: SCHOFIELD JOHN						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2010]	W14	PTO=[YR=2010]	N5	W6	S5	E6	\$	W26	S35
FGR=[YR=2010]	S23	E19	N20	W13	N3	W6	\$	E6	S3
FOP=[YR=2010]	E6	N3	W6	S3	\$	N3	E6	S7	E11