LOTS 12 14 & 16
IN OR 536 PG 31
CASHEN LOT 20 PB 3/38

BROUCKE MICHAEL J
517 ELIZABETH ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0700-0012-0000

BUILDING CHARACTERISTICS

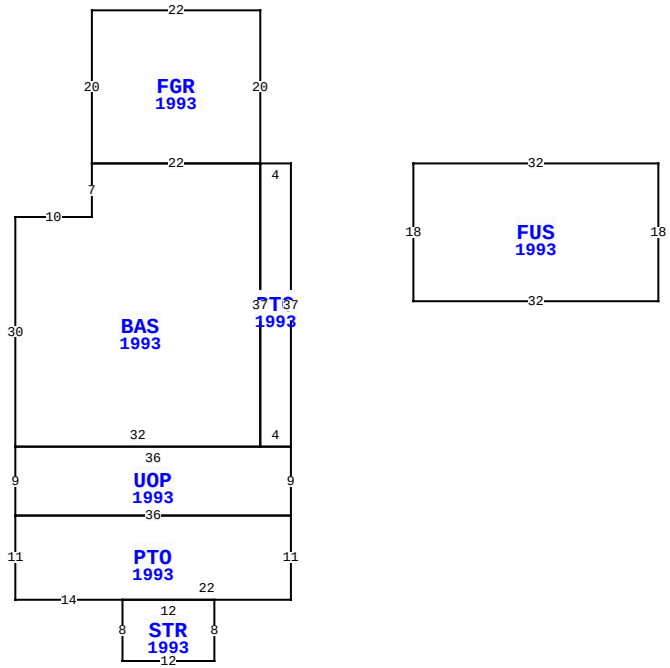
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2018.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,114	100	1,114	128,770
FGR	440	55	242	27,973
FUS	576	100	576	66,581
PTO	148	5	7	809
PTO	396	5	20	2,312
STR	96	10	10	1,156
UOP	324	20	65	7,514
TOTALS	3,094		2,034	235,115

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,034	113.1900	134.41	273,390	1983	1993	0	0	0	14.00	86.00

1 SNGL FAM – 100% - 0 Heated Area: 1690 HX Base Yr



517 ELIZABETH RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		261,691
TOTAL MARKET OB/XF VALUE		3,675
TOTAL LAND VALUE - MARKET		281,250
TOTAL MARKET VALUE		546,616
SOH/AGL Deduction		351,728
ASSESSED VALUE		194,888
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		144,888
TOTAL JUST VALUE		546,616
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		525,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0536/0031	2/03/1988	QC	U	I	01	100
GRANTOR: BROUCKE MICHAEL & A						
GRANTEE: BROUCKE MICHAEL J						
0315/0676	6/01/1980	WD	Q	V		10,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] N20 W22 S20 BAS=[YR=1993] S7 W10 S30 UOP=[YR=1993] S9 PTO=[YR=1993] S11 E14 STR=[YR=1993] S8 E12 N8 W12$ E22 N11 W36$ E36 N9 PTO=[YR=1993] N37 W4 S37 E4$ W36$ E32 N37 W22$ E22$ PTR= E20 FUS=[YR=1993] E32 S18 W32 N18$ W20$.

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
1	0811	CONCRETE B	0	100	0	0	968.00	SF	5.20	5.20	100	1996	1996	3	73	3,675	

LAND DESCRIPTION

TOTAL OB/XF 3,675

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	000130	C	SFR WATER	100		RS-2	125.00	360.00	125.00	FF		1.00	1.00	0.75	3,000.00	2,250.00	281,250							

REVIEW DATE 05/15/2019 BY DJA Total Acres: 0.00 Total Land Value: 281,250 Market: 0 Agricultural: 0 Common: 281,250 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

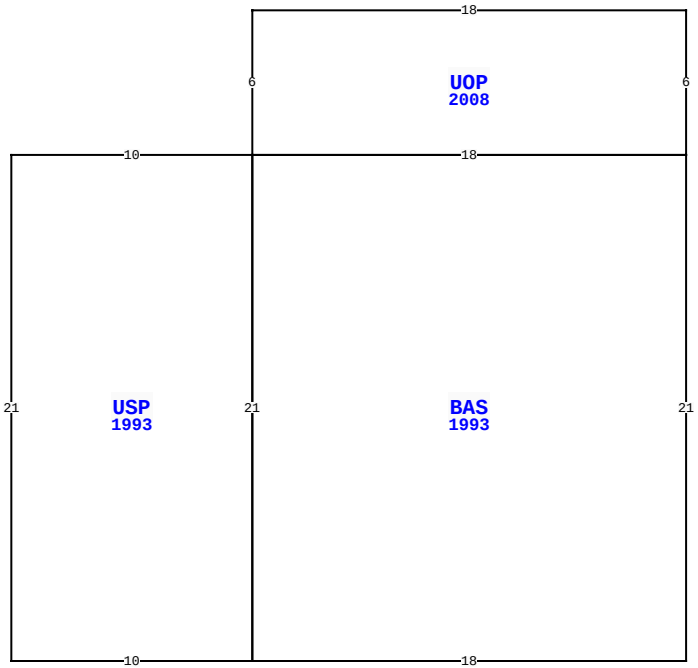
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2018.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	378	100	378	21,697
UOP	108	20	22	1,263
USP	210	30	63	3,616
TOTALS	696		463	26,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	463	87.1200	78.63	36,406	1970	1970	0	0	0	27.00	73.00

2 SINGLE FAM – 0% - 0 Heated Area: 378 HX Base Yr



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0315/0676	6/01/1980	WD	Q	V		10,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2008] W18 S6 USP=[YR=1993] W10 S21 E10 BAS=[YR=1993] E18 N21 W18 S21$ N21$ E18 N6$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/15/2019 BY DJA Total Acres: 0.00 Total Land Value: 281,250 Market: 0 Agricultural: 0 Common: 281,250 PRINTED 08/02/2023 BY SYS