

LOT 110
IN OR 1879/228
ISLE DE MAI AT AMELIA PB 7/12

BROADRICK BRUCE L & LINDA J
642 SANTA MARIA DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0110-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	01
NEIGHBORHOOD/LOC	1079.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,149	100	2,149	333,521
FGR	439	55	241	37,403
FOP	67	30	20	3,104
FSP	181	40	72	11,174
TOTALS	2,836		2,482	385,202

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0855	CONC PAVER	0	100	0	0	593.00	SF	10.00
3	0855	CONC PAVER	0	100	0	0	84.00	SF	10.00
4	0462	ST/AL FNC	0	100	128	0	512.00	SF	10.00
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00
6	0855	CONC PAVER	0	100	0	0	222.00	SF	7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003		0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	2,482	106.4640	166.88	414,196	2008	2008	0	0	7.00	93.00	
1 SFR CUST - 100% - 2014 Heated Area: 2149 HX Base Yr 2014												
642 SANTA MARIA DR, FERNANDINA BEACH												
BLD DATE 12/11/2008 RCL LGL DATE XF DATE INC DATE												

TOTAL OB/XF 12,689												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008
2	0855	CONC PAVER	0	100	0	0	593.00	SF	10.00	10.00	100	2008
3	0855	CONC PAVER	0	100	0	0	84.00	SF	10.00	10.00	100	2008
4	0462	ST/AL FNC	0	100	128	0	512.00	SF	10.00	10.00	100	2009
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2009
6	0855	CONC PAVER	0	100	0	0	222.00	SF	7.00	7.00	100	2010

TOTAL OB/XF 12,689												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT		1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		385,202	
TOTAL MARKET OB/XF VALUE		12,689	
TOTAL LAND VALUE - MARKET		140,000	
TOTAL MARKET VALUE		537,891	
SOH/AGL Deduction		243,626	
ASSESSED VALUE		294,265	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		244,265	
TOTAL JUST VALUE		537,891	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		489,755	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090903	XFOB	1,510	07/09/2009
20081427	OTHER	1,480	09/12/2008
20081354	H/AC	5,570	09/04/2008
20081255	OTHER	6,165	08/06/2008
20080740	ELEC OTHER	2,100	05/02/2008
20080603	NEW CONSTR	250,000	04/14/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1879/0228	9/13/2013	WD	Q	I	02
GRANTOR: PEEK JAMES O & JOANN					
GRANTEE: BROADRICK BRUCE L &					
1631/1784	7/17/2009	WD	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: PEEK JAMES O & JOAN					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2008] W11 FSP=[YR=2009] N5 W21 S5 E1 S4 E19 N4 E1\$ W1 S4 W19 N4 W19 S31 FGR=[YR=2008] S25 E19 N21 W9 N4 W10\$ E10 S4 E9 S17 E10 FOP=[YR=2008] S5 E11 N5 W2 N2 W6 S2 W3\$ E3 N2 E6 S2 E12 N52\$.									