

ROBINSON KYLE N & TARA L
1612 BROOME ST
FERNANDINA BEACH, FL 32034

00-00-31-1060-000K-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	17	CB STUCCO 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	03	PLASTER 100		
Interior Floor	12	HARDWOOD 80		
Interior Floor	11	CLAY TILE 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		2 100		
Frame	03	MASONRY 100		
Stories Units	1.5	1.5 100 0 100		
BUD8 Adjustme	02	DIST FB 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 01		
NEIGHBORHOOD/LOC	1007.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,294	100	2,294	218,087
FOP	72	30	22	2,091
SFB	1,376	80	1,101	104,670
UGR	484	45	218	20,725
USP	250	30	75	7,131
TOTALS	4,476		3,710	352,704

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1963	1963	3	26	910	
3	0810	CONCRETE A	0 100	43	5	215.00	SF	6.50	6.50	100	1963	1963	3	20	280	
4	0825	BRICK	0 100	58	2	116.00	SF	6.25	6.25	100	1963	1963	3	44.8	325	
5	0825	BRICK	0 100	3	7	21.00	SF	12.50	12.50	100	1963	1963	3	44.8	118	
7	0810	CONCRETE A	0 100	13	3	39.00	SF	6.50	6.50	100	2000	2000	3	80	203	
9	0845	KOOL DECK	0 100	0	0	450.00	SF	7.25	7.25	100	2000	2000	3	80	2,610	
10	0861	POOL GUNIT	0 100	30	15	450.00	SF	85.00	85.00	100	2000	2000	3	27	10,328	
11	1242	WD DECK A	0 100	0	0	318.00	SF	10.00	10.00	100	2005	2005	3	27	859	
12	0855	CONC PAVER	0 100	0	0	88.00	SF	10.00	10.00	100	2001	2001	3	82	722	
13	0350	CARPORT WD	0 100	0	0	394.00	SF	13.00	13.00	100	2005	2005	3	27	1,383	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,710	101.3400	120.34	446,461	1963	1980	0	0	21.00	79.00

1 SNGL FAM - 100% - 2023

Heated Area: 3395

HX Base Yr 2023

The diagram shows four distinct building footprints labeled SFB 1993, BAS 1993, FUP 1993, and USP 2013. Each footprint is outlined with its perimeter dimensions in feet. SFB 1993 is a large rectangular footprint with dimensions 15, 22, 22, 22, 9, 23, 31, and 54. BAS 1993 is another large rectangular footprint with dimensions 37, 31, 10, 25, 37, 68, 31, and 37. FUP 1993 is a small rectangular footprint with dimensions 6, 12, 6, and 4. USP 2013 is a small rectangular footprint with dimensions 6, 25, 25, and 4.

NASSAU COUNTY PROPERTY

VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				352,704			
TOTAL MARKET OB/XF VALUE				17,738			
TOTAL LAND VALUE - MARKET				302,500			
TOTAL MARKET VALUE				672,942			
SOH/AGL Deduction				265,748			
ASSESSED VALUE				407,194			
TOTAL EXEMPTION VALUE				HX HB 50,000			
BASE TAXABLE VALUE				357,194			
TOTAL JUST VALUE				672,942			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				598,087			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2556/1522	4/19/2022	WD	U	I	37	431,000

GRANTOR: GOAD JOHN T

GRANTEE: ROBINSON KYLE N & T

1752/0276 8/19/2011 QC U I 11 100

GRANTOR: GOAD TONI LYN

GRANTEE: GOAD JOHN T

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=1993] W54 S15 UGR=[YR=1993] S22 E22 N22 W22 \$ E22 S22 E9 N6 E23 N31 \$ PTR= E15 BAS=[YR=1993] E68 S31 USP=[YR=2013] S10 W25 N4 FOP=[YR=1993] N6 W12 S6 E12 \$ N6 E25 \$ W37 S6 W31 N37 \$ W15 \$.

LAND DESCRIPTION

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	SFR	100	0006	R-1	170.00	137.00	1.00	LT		1.00	1.00	1.10	275,000.00	302,500.00	302,500							