

BLOCK P LOT 3
IN OR 1808/1129
ATLANTIC HIGHLANDS SUB

THOMAS ALAN & ANGELA
1725 BROOME ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1060-000P-0030



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 50
Exterior Wall	20 FACE BRICK 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	03 PLASTER 60
Interior Wall	05 DRYWALL 40
Interior Floor	11 CLAY TILE 50
Interior Floor	12 HARDWOOD 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	03 MASONRY 100
Stories	1. 1. 100
Units	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		

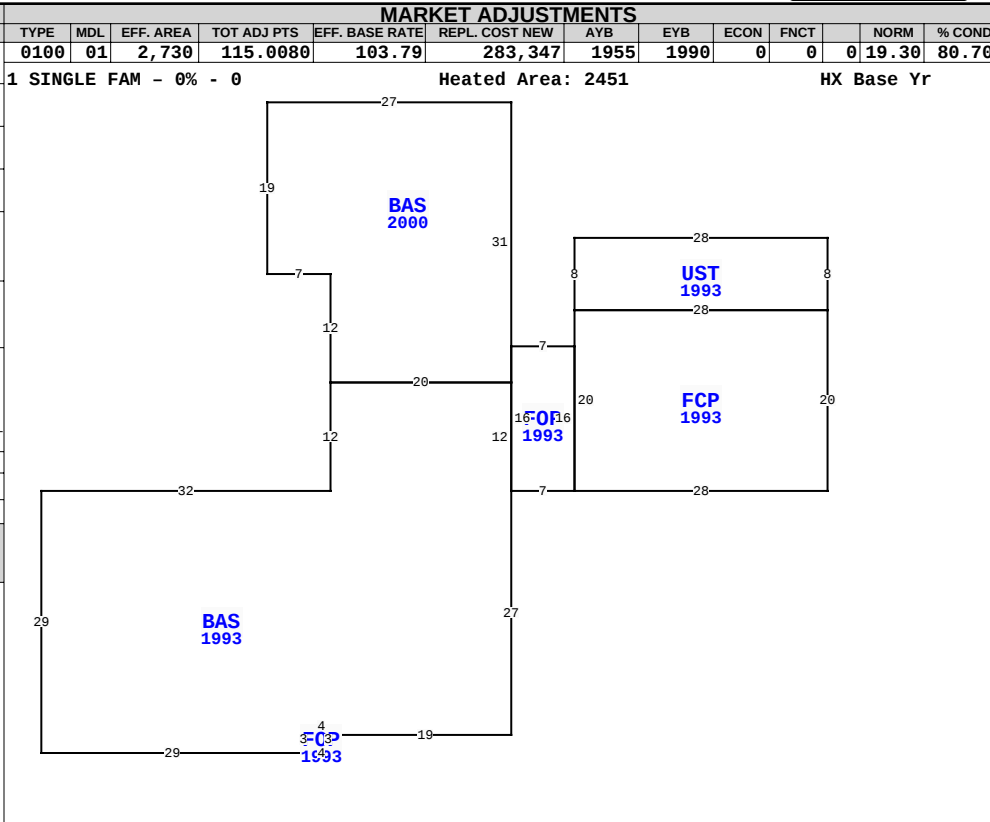
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,698	100	1,698	142,222
BAS	753	100	753	63,070
FCP	560	25	140	11,727
FOP	12	30	4	335
FOP	112	30	34	2,848
UST	224	45	101	8,460

TOTALS	3,359	2,730	228,661
EXTRA FEATURES			
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0500	FP-PRE FAB	0 0 0 0
2	0810	CONCRETE A	0 0 0 0
3	0810	CONCRETE A	0 0 16 10
4	0810	CONCRETE A	0 0 12 7
5	1242	WD DECK A	0 0 0 0
6	0940	SHEDS/PORT	0 0 13 10
7	0862	POOL VINYL	0 0 0 0

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 0 0 0			1.00	UT	3,500.00	3,500.00	100	1955	1955	3	20	700	
2	0810	CONCRETE A	0 0 0 0			1,924.00	SF	6.50	6.50	100	1955	1955	3	20	2,501	
3	0810	CONCRETE A	0 0 16 10			160.00	SF	6.50	6.50	100	2000	2000	3	80	832	
4	0810	CONCRETE A	0 0 12 7			84.00	SF	6.50	6.50	100	2000	2000	3	80	437	
5	1242	WD DECK A	0 0 0 0			555.00	SF	10.00	10.00	100	2000	2000	3	20	1,110	
6	0940	SHEDS/PORT	0 0 13 10			130.00	SF	30.00	30.00	100	1995	1995	3	20	780	
7	0862	POOL VINYL	0 0 0 0			1.00	SF	50.00	50.00	100	2000	2000	3	27	14	

LAND DESCRIPTION		TOTAL OB/XF	
L N	USE CODE	CLS	SFR
1	000100	C	SFR

REVIEW DATE	04/21/2017	BY	DJX
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

1725 BROOME ST, FERNANDINA BEACH															
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LAND DESCRIPTION		TOTAL OB/XF	
L N	USE CODE	CLS	SFR
1	000100	C	SFR

REVIEW DATE	04/21/2017	BY	DJX
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			228,661
TOTAL MARKET OB/XF VALUE			6,374
TOTAL LAND VALUE - MARKET			247,500
TOTAL MARKET VALUE			482,535
SOH/AGL Deduction			117,258
ASSESSED VALUE			365,277
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			365,277
TOTAL JUST VALUE			482,535
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			425,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121727	INSTALL LP GAS TA	895	08/22/2012
20121258	INSTALL DUCT WORK	1,250	06/26/2012
20121214	ELEC.REMODEL	2,150	06/21/2012
20121136	RE-ROOF	5,000	06/15/2012
20121142	PLUMBING REMODEL	6,829	06/15/2012
20121058	INTER & EXT REMOD	80,000	06/06/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1808/1129	6/04/2012	WD U	I	11	
GRANTOR: FREEMAN WALTER RANDAL					
GRANTEE: THOMAS ALAN & ANGEL					
1796/0253	6/01/2012	WD Q	I	01	
GRANTOR: FREEMAN DOROTHY H & W					
GRANTEE: THOMAS ALAN & ANGEL					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2000] W27 S19 E7 S12 BAS=[YR=1993] S12 W32 S29 E29 FOP=[YR=1993] E4 N3 W4 S3 \$ N3 E4 S1 E19 N27 FOP=[YR=1993] E7 FCP=[YR=1993] E28 N20 UST=[YR=1993] N8 W28 S8 E28 \$ W28 S20 \$ N16 W7 S16 \$ N12 W20 \$ E20 N31 \$.	

Total Acres: 0.00	Total Land Value: 247,500	Market: 0	Agricultural: 0	Common: 247,500	PRINTED 08/02/2023 BY SYS
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