

BLOCK 0 ELY 90.50 FT OF
WLY 100.5 FT OF LOT 5
IN OR 1960/958

VEILLEUX JAMES J & JULIE G
1605 BROOME ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1060-0000-0050



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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

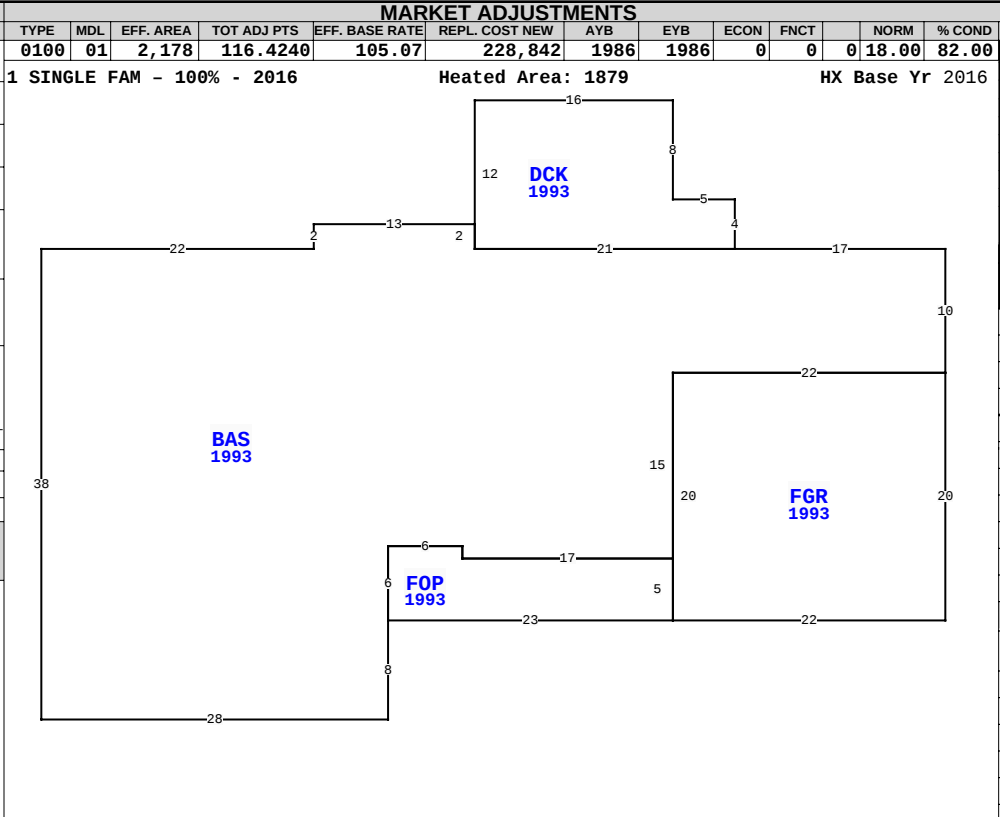
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,879	100	1,879	161,890
DCK	212	10	21	1,809
FGR	440	55	242	20,850
FOP	121	30	36	3,102

TOTALS	2,652		2,178	187,650
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	71	19	1,349.00	SF	6.50
3	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50

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	0006	R-1	91.00	137.00	1.00

REVIEW DATE 01/14/2021 BY TWA



1605 BROOME ST, FERNANDINA BEACH

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

TOTAL OB/XF										6,973		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL
06	R-1	91.00	137.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	2
Total = 0.00		Total = 137.00		Total = 1.00		Total = 0.00		Total = 0.00		Total = 0.00		

Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	187,650
TOTAL MARKET OB/XF VALUE	6,973
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	419,623
SOH/AGL Deduction	223,686
ASSESSED VALUE	195,937
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	145,937
TOTAL JUST VALUE	419,623
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	366,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1960/0958	1/30/2015	WD	Q	I	01	235,000
GRANTOR: BEATON ERNEST L III						
GRANTEE: VEILLEUX JAMES J &						
0724/1974	3/03/1995	WD	Q	I		98,000
GRANTOR: SMITH HENRY H & ANNE						
GRANTEE: BEATON ERNEST L III						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W17 DCK=[YR=1993] N4 W5 N8 W16 S12 E21 W21 N2 W13 S2 W22 S38 E28 N8 FOP=[YR=1993] E23 FGR=[YR=1993] E22 N20 W22 S20 \$ N5 W17 N1 W6 S6 \$ N6 E6 S1 E17 N15 E22 N10 \$.