BLOCK Q ELY 67 FT OF LOT 6 &
WLY 33.5 FT OF LOT 7
IN OR 2416/1068

DAVIS JACOB N & RACHEL S
1615 BROOME ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1060-0000-0061

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

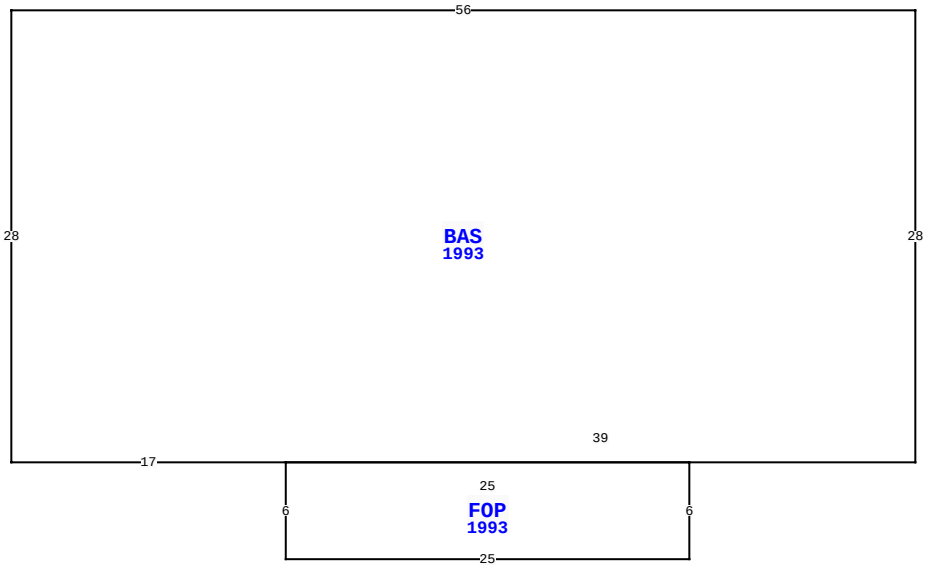
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	23	REINF CONC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,568	100	1,568	211,015
FOP	150	30	45	6,056
TOTALS	1,718		1,613	217,071

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,613	130.7130	155.22	250,370	1974	1995	0	0	0	13.30	86.70

1 SNGL FAM – 100% - 2021 Heated Area: 1568 HX Base Yr 2021



1615 BROOME ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		217,071
TOTAL MARKET OB/XF VALUE		5,220
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		447,291
SOH/AGL Deduction		134,629
ASSESSED VALUE		312,662
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		257,662
TOTAL JUST VALUE		447,291
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4796	REPAIR/RRF	1,800	04/18/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2416/1068	12/11/2020	WD	Q	I	02	375,000
GRANTOR: PINKERTON HUGH & LORE						
GRANTEE: DAVIS JACOB N & RAC						
1931/0287	8/04/2014	WD	Q	I	02	250,000
GRANTOR: LANGE ROBERT & TERESA						
GRANTEE: PINKERTON HUGH & LO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S28 E17 FOP=[YR=1993] S6 E25 N6W25$ E39 N28$.

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	0810	CONCRETE A	0	100	99	9	891.00	SF	6.50	6.50	100	1974	1974	3	26	1,506	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
4	0810	CONCRETE A	0	100	18	3	54.00	SF	6.50	6.50	100	1974	1974	3	26	91	
6	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	2005	2005	3	27	1,555	
7	1243	WD DECK F	0	100	6	35	210.00	SF	8.00	8.00	100	2002	2002	3	21	353	

LAND DESCRIPTION

TOTAL OB/XF 5,220

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	000100	C	SFR	100	0006	R-1	100.00	137.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 09/19/2018 BY DJX Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS