

LOT 3
IN OR 1386/435
BEACH HAMMOCK PB 5/154

BROWNING BARBARA J & LARRY E
2800 RACHEAL AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1110-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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.	1. 100
Units	0	100
Occupancy	00	NONE 100

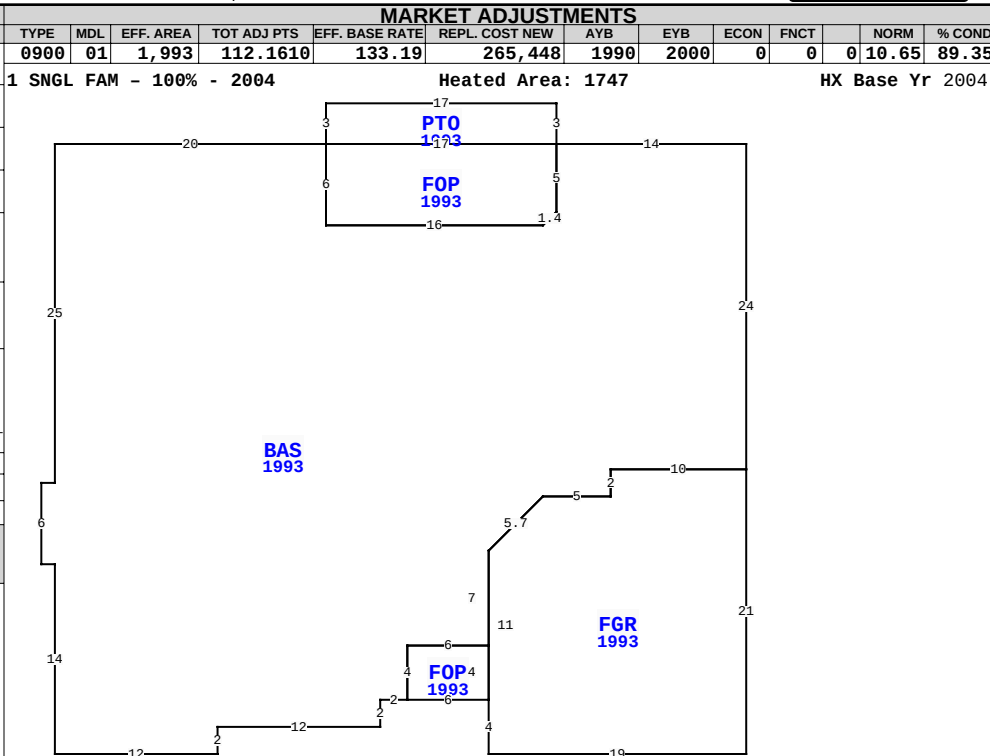
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1062.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,747	100	1,747	207,902
FGR	373	55	205	24,396
FOP	24	30	7	833
FOP	102	30	31	3,689
PTO	51	5	3	357

TOTALS	2,297	1,993	237,178
--------	-------	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0810	CONCRETE A	0 100	38	16	608.00	SF	6.50	6.50
3	0861	POOL GUNIT	0 100	28	14	424.00	SF	85.00	85.00
4	0845	KOOL DECK	0 100	0	0	942.00	SF	7.25	7.25
6	0810	CONCRETE A	0 100	51	3	153.00	SF	6.50	6.50
7	0962	SKYLIGHT	0 100	0	0	2.00	UT	250.00	250.00

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	R-1	100.00	85.00	1.00



BLD DATE	12/26/2013	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0810	CONCRETE A	0 100	38	16	608.00	SF	6.50	6.50
3	0861	POOL GUNIT	0 100	28	14	424.00	SF	85.00	85.00
4	0845	KOOL DECK	0 100	0	0	942.00	SF	7.25	7.25
6	0810	CONCRETE A	0 100	51	3	153.00	SF	6.50	6.50
7	0962	SKYLIGHT	0 100	0	0	2.00	UT	250.00	250.00

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	R-1	100.00	85.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					237,178				
TOTAL MARKET OB/XF VALUE					17,799				
TOTAL LAND VALUE - MARKET					175,000				
TOTAL MARKET VALUE					429,977				
SOH/AGL Deduction					179,034				
ASSESSED VALUE					250,943				
TOTAL EXEMPTION VALUE					HX HB DX 55,000				
BASE TAXABLE VALUE					195,943				
TOTAL JUST VALUE					429,977				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					403,392				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132689	RESIDE	1,500	11/22/2013
20122256	14 WINDOW REPLACE	5,585	11/02/2012
20042265	REROOF W/30YR SHN	3,000	12/06/2004
7635	SWIM POOL	13,000	04/12/1993
5879B	NEW CONSTR	75,530	03/26/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1386/0435	2/01/2006	WD	U	I	01	80,600	
GRANTOR: BROWNING BARBARA J FO							
GRANTEE: BROWNING BARBARA J							
1043/1775	3/15/2002	WD	U	I	01	75,300	
GRANTOR: FOWLER BARBARA J							
GRANTEE: BROWNING LARRY E &							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1993] W14 PTO=[YR=1993] N3 W17 S3 FOP=[YR=1993] S6E16 U1 R1 N5W17\$ E17 \$ S5 D1 L1 W16N6W20 S25 W1 S6 E1 S14E12 N2 E12 N2 E2 FOP=[YR=1993] E6 FGR=[YR=1993] S4 E19 N21 W10 S2 W5 D4 L4 S11\$ N4W6S4 \$ N4E6 N7 U4 R4 E5N2E10N24\$.									