LOT W71 FT OF E143 FT OF
S136.5 FT OF N1/2 OF OUTLOT 3
IN OR 2388/904

MORRISSEY THOMAS K & ROBIN P
96315 GLENWOOD RD
YULEE, FL 32097

2023

00-00-31-1600-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

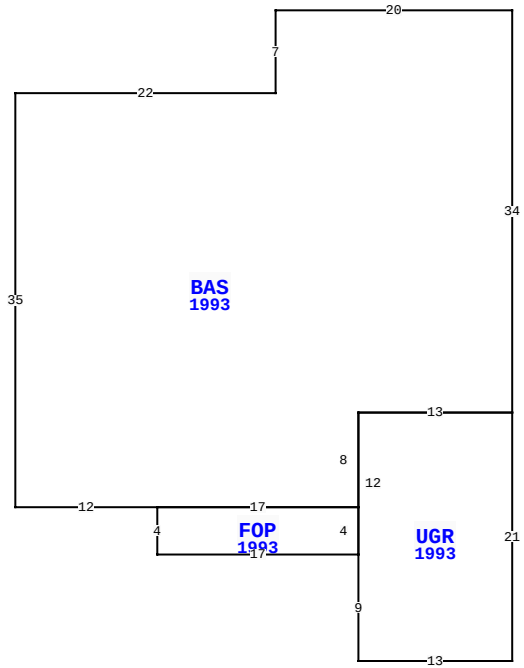
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	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	1,506	100	1,506	116,642
FOP	68	30	20	1,549
UGR	273	45	123	9,527
TOTALS	1,847		1,649	127,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,649	108.6300	98.04	161,668	1954	1980	0	0	0	21.00	79.00

1 SINGLE FAM – 0% - 0 Heated Area: 1506 HX Base Yr



1504 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	127,718
TOTAL MARKET OB/XF VALUE	3,920
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	356,638
SOH/AGL Deduction	77,624
ASSESSED VALUE	279,014
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	279,014
TOTAL JUST VALUE	356,638
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	305,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152016	MTLRF	12,000	08/31/2015
7989	REPAIR/RRF	3,000	11/19/1993
4137	N/A	9,490	01/20/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9219/1214	11/29/1993	WD	Q	I		59,800
GRANTOR: FLOOD FRANCIS & SAND						
GRANTEE: CHRIST JANN W						
2388/0904	8/31/2020	WD	Q	I	01	285,000
GRANTOR: RIVERBANK SCOTT A & M						
GRANTEE: MORRISSEY THOMAS K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S7 W22 S35 E12 FOP=[YR=1993] S4 E17
UGR=[YR=1993] S9 E13 N21 W13 S12$ N4 W17$ E17 N8 E13 N34$.

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	0	58	8	464.00	SF	6.50	6.50	100	2000	2000	3	80	2,413	
2	0850	PEBBLE WLK	0	0	0	0	132.00	SF	3.50	3.50	100	1960	1960	3	20	92	
3	1242	WD DECK A	0	0	0	0	283.00	SF	10.00	10.00	100	1994	1994	3	20	566	
4	0820	WOOD WALK	0	0	0	0	144.00	SF	11.75	11.75	100	1994	1994	3	40	677	
5	0810	CONCRETE A	0	0	11	3	33.00	SF	6.50	6.50	100	2000	2000	3	80	172	

LAND DESCRIPTION

TOTAL OB/XF 3,920

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	0	0006	R-1	71.00	137.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 07/13/2020 BY DJA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS