E 72 FT OF S 1361/2 FT OF
N1/2 OF OUT LOT 3
IN OR 567 PG 1190

LIGON THOMAS G & LAURIE
1506 BROOME ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1600-0003-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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

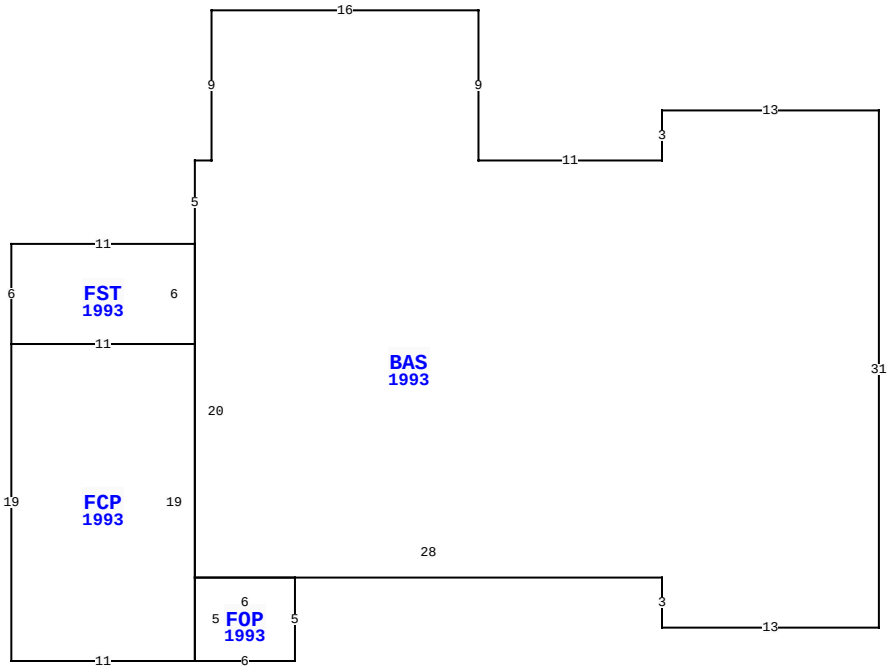
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,247	100	1,247	94,868
FCP	209	25	52	3,956
FOP	30	30	9	685
FST	66	55	36	2,739
TOTALS	1,552		1,344	102,247

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,344	106.7040	96.30	129,427	1955	1980	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 0 Heated Area: 1247 HX Base Yr



1506 BROOME ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		102,247
TOTAL MARKET OB/XF VALUE		7,209
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		334,456
SOH/AGL Deduction		261,258
ASSESSED VALUE		73,198
TOTAL EXEMPTION VALUE	HX HB	48,198
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		334,456
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0567/1190	4/18/1989	WD	Q	I		54,400
GRANTOR: DRAKE JOHN & LORI						
GRANTEE: LIGON THOMAS & LAUR						
0499/0581	9/01/1986	WD	U	I		45,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 S3 W11 N9 W16 S9 W1 S5 FST=[YR=1993] W11 S6 FCP=[YR=1993] S19 E11 FOP=[YR=1993] E6 N5 W6 S5 $ N19 W11 $ E11 N6 $ S20 E28 S3 E13 N31 $.

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	0	0	1,493.00	SF	6.50	6.50	100	1955	1955	3	20	1,941	
2	0510	GARAGE WD-	0	100	16	22	352.00	SF	35.00	35.00	100	1980	1980	3	20	2,464	
3	0476	VF 6 SBPL	0	100	0	0	80.00	LF	32.00	32.00	100	2005	2005	3	69	1,766	
4	1123	CB 8"	0	100	0	0	194.00	SF	6.15	6.15	100	2005	2005	3	87	1,038	

LAND DESCRIPTION

TOTAL OB/XF 7,209

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	72.00	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