LOT W 71 FT OF E 143 FT OF
IN OR 2430/700
N 136 1/2 FT OF S1/2 OF 4

BROOME STREET LLC
96078 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1600-0004-0020

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	14	CARPET 80
Interior Floo	08	SHT VINYL 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

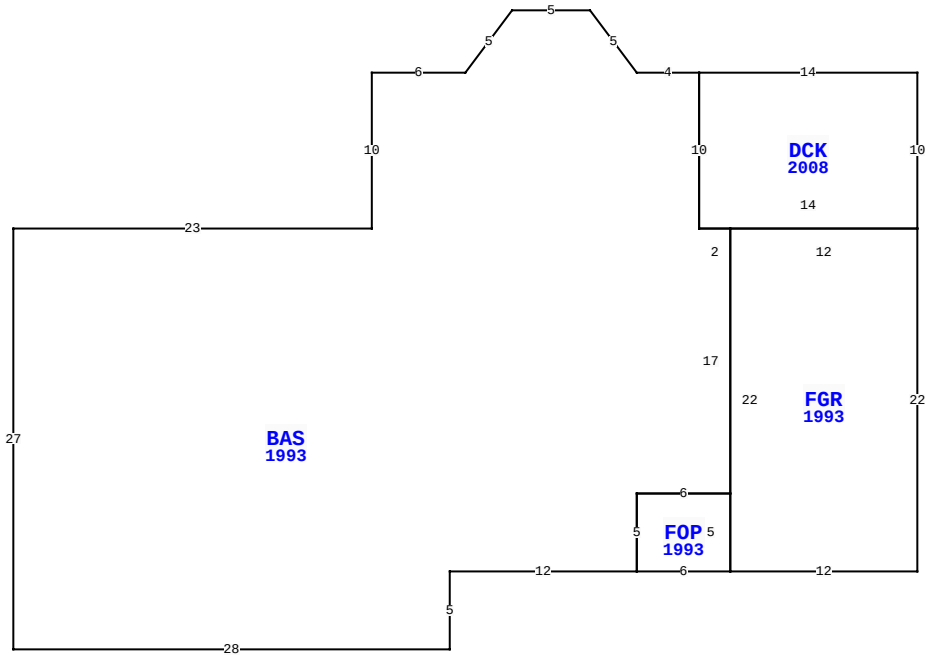
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,364	100	1,364	99,200
DCK	140	10	14	1,018
FGR	264	55	145	10,546
FOP	30	30	9	655
TOTALS	1,798		1,532	111,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,532	102.0000	92.06	141,036	1953	1980	0	0	0	21.00	79.00

1 SINGLE FAM – 0% - 0 Heated Area: 1364 HX Base Yr



1505 BROOME ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	111,418
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	336,418
SOH/AGL Deduction	20,930
ASSESSED VALUE	315,488
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	315,488
TOTAL JUST VALUE	336,418
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	286,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121959	INSTAL DUCTWORK O	2,800	09/24/2012
20061021	REPAIR/RRF	6,000	05/12/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2430/0700	2/02/2021	WD	U	I	11	100
GRANTOR: HORD MAX A & JOANN						
GRANTEE: BROOME STREET LLC						
0285/0345	2/01/1979	WD	Q	I		29,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2008] W14 BAS=[YR=1993] W4 U4 L3 W5 D4 L3 W6 S10 W23 S27 E28 N5 E12 FOP=[YR=1993] E6 FGR=[YR=1993] E12 N22 W12 S22 $ N5 W6 S5 $ N5 E6 N17 W2 N10 $ S10 E14 N10 $.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 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