BLOCK 16 LOTS 32 33
CITY OF FDNA BEACH

MURZYN PAUL E
16213 CHERRY TREE ROAD
NOBLESVILLE, IN 46062

2023

00-00-31-1800-0016-0320

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

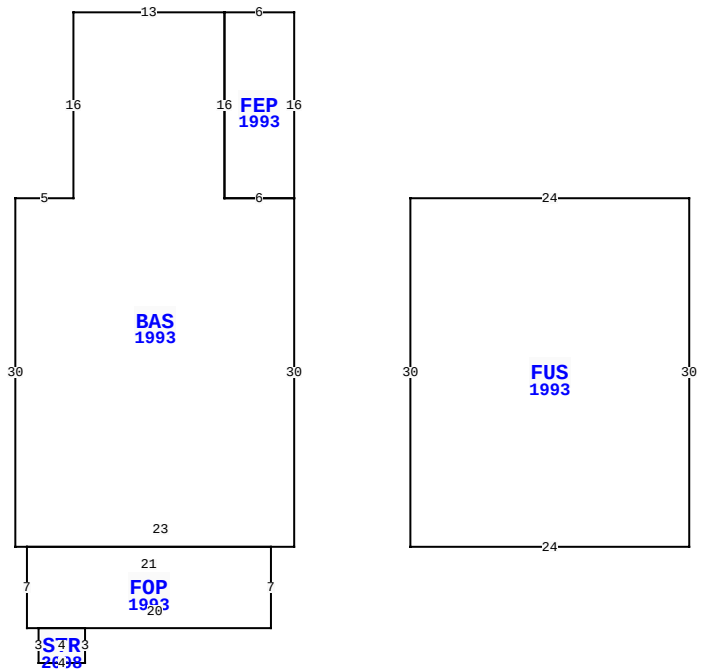
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	928	100	928	142,924
FEP	96	80	77	11,859
FOP	147	30	44	6,776
FUS	720	100	720	110,890
STR	12	10	1	154
TOTALS	1,903		1,770	272,603

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,770	124.9500	178.05	315,148	1900	1995	0	0	0	13.50	86.50

1 SFR CUST – 0% - 0 Heated Area: 1648 HX Base Yr



305 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	272,603
TOTAL MARKET OB/XF VALUE	1,290
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	433,893
SOH/AGL Deduction	0
ASSESSED VALUE	433,893
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	433,893
TOTAL JUST VALUE	433,893
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	403,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210043	DEMOLITION	0	02/01/2021
20081206	FRONT PORCH ROOF	5,000	07/29/2008
20071805	FRONT PORCH BOARD	2,000	09/24/2007
20071163	WINDOWS,SIDING,IN	7,000	06/22/2007
20070604	H/AC	10,000	04/16/2007
20070197	REMOVE MASONITE S	2,200	02/02/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2524/1280	12/22/2021	WD	Q	I	01	635,000
GRANTOR: KEMP C TODD LIVING TR						
GRANTEE: MURZYN PAUL E						
2441/1202	3/10/2021	WD	Q	I	01	605,000
GRANTOR: OWENS TODD M & DANA S						
GRANTEE: KEMP C TODD LIVING						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W6 BAS=[YR=1993] W13 S16 W5 S30 E1
FOP=[YR=1993] S7E1STR=[YR=2008] S3 E4 N3 W4 $ E20 N7 W21 $
E23 N30 W6 N16$ S16 E6 N16 $ PTR= E10 S16 FUS=[YR=1993] E24
S30 W24 N30 $N16W10 $.

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
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1910	1910	3	20	400	
4	0810	CONCRETE A	0	0	48	9	432.00	SF	6.50	6.50	100	1961	1961	3	20	562	
5	0810	CONCRETE A	0	0	14	4	56.00	SF	6.50	6.50	100	2008	2008	3	90	328	

LAND DESCRIPTION

TOTAL OB/XF 1,290

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	0003	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	3,200.00	3,200.00	160,000							

REVIEW DATE 11/09/2021 BY RKDJ Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS