BLOCK 32 LOTS 1 2 & 16
IN OR 209 PG 287
CITY OF FDNA BEACH

DIOCESE OF ST AUGUSTINE
C/O CATHOLIC CENTER, 11625 OLD ST AUGUSTINE RD
JACKSONVILLE, FL 32258

2023

00-00-31-1800-0032-0010

BUILDING CHARACTERISTICS

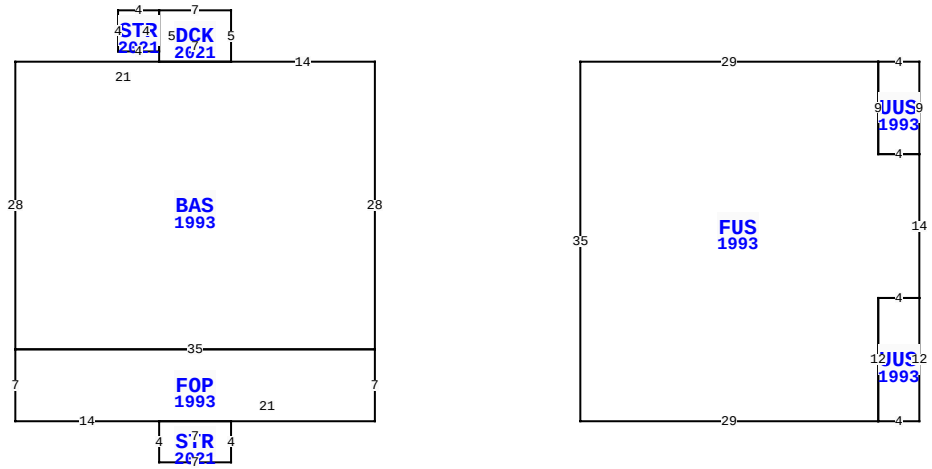
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		5 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7100	CHURCHES
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	980	100	980	104,390
DCK	35	10	4	426
FOP	245	30	74	7,882
FUS	1,071	100	1,071	114,083
STR	16	10	2	213
STR	28	10	3	319
UUS	36	50	18	1,918
UUS	48	50	24	2,557
TOTALS	2,459		2,176	231,787

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	2,176	93.7650	133.15	289,734	1900	2000	0	0	0	20.00	80.00

2 OFFICE 1&2 – 0% - 0 Heated Area: 2051 HX Base Yr



505 BROOME ST, FERNANDINA BEACH

BLD DATE	10/08/2021	KK	LGL DATE	
XF DATE	10/08/2021	KK	LAND DATE	10/08/2021 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		231,787
TOTAL MARKET OB/XF VALUE		61,942
TOTAL LAND VALUE - MARKET		368,000
TOTAL MARKET VALUE		661,729
SOH/AGL Deduction		107,404
ASSESSED VALUE		554,325
TOTAL EXEMPTION VALUE	02	554,325
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		661,729
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		586,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210091	CO ISSUED	0	07/09/2021
20200314	ELEC OTHER	0	12/22/2020
20200091	HOUSEMVING	75,000	10/20/2020
20200012	DEMOLITION	5,000	09/17/2020
20150607	REPAIR/RRF	10,440	03/24/2015
20112025	XFOB	600	11/10/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0209/0287	1/01/1975	WD	Q	I		46,500
GRANTOR:						
GRANTEE:						
0121/0588	1/01/1972	WD	Q	V		4,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 DCK=[YR=2021] N5 W7 STR=[YR=2021] W4 S4 E4 N4$ S5 E7$ W21 S28 FOP=[YR=1993] S7 E14 STR=[YR=2021] S4 E7 N4 W7$ E21 N7 W35$ E35 N28$ PTR=E20 FUS=[YR=1993] E29 UUS=[YR=1993] E4 S9 W4 N9$ S9 E4 S14 UUS=[YR=1993] S12 W4 N12 E4$ W4 S12 W29 N35$ W20$.

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
15	0443	STK FNC 6'	0	0	0	0	72.00	LF	10.00	10.00	100	2005	2005	3	27	194	
16	0855	CONC PAVER	0	0	0	0	4,272.00	SF	10.00	10.00	100	2021	2021	3	100	42,720	
17	0400	CONC CURB	0	0	0	0	265.00	LF	15.00	15.00	100	2021	2021	3	100	3,975	
18	0810	CONCRETE A	0	0	23	14	322.00	SF	6.50	6.50	100	2021	2021	3	100	2,093	
19	0972	ST LGHT UN	0	0	0	0	4.00	UT	1,265.00	1,265.00	100	2021	2021	3	99	5,009	
20	0810	CONCRETE A	0	0	28	17	476.00	SF	6.50	6.50	100	2021	2021	3	100	3,094	
21	0400	CONC CURB	0	0	0	0	41.00	LF	15.00	15.00	100	2021	2021	3	100	615	
22	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2021	2021	3	100	25	
23	0810	CONCRETE A	0	0	8	5	40.00	SF	6.50	6.50	100	2021	2021	3	100	260	
24	1242	WD DECK A	0	0	0	0	188.00	SF	10.00	10.00	100	2021	2021	3	97	1,824	

TOTAL OB/XF 59,809

LAND DESCRIPTION

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	007100	C	CHURCH	0	0003	R-2	100.00	150.00	100.00	FF		1.00	1.00	1.15	3,200.00	3,680.00	368,000							

REVIEW DATE 10/08/2021 BY KK Total Acres: 0.00 Total Land Value: 368,000 Market: 0 Agricultural: 0 Common: 368,000 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		586,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033652	H/AC	4,000	08/11/2003
20033653	H/AC	3,000	08/11/2003
20021736	XFOB	2,000	10/08/2002
97-10608	REMODEL	3,000	07/16/1997
BP3972	N/A	2,500	11/06/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0209/0287	1/01/1975	WD	Q	I		46,500
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GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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
25	0810	CONCRETE A	0	0	10	7	70.00	SF	6.50	6.50	100	2021	2021	3	100	455	
26	0810	CONCRETE A	0	0	36	5	180.00	SF	6.50	6.50	100	2021	2021	3	100	1,170	
27	0819	CONC 12"	0	0	0	0	50.00	SF	9.50	9.50	100	2021	2021	3	100	475	
28	0646	LWN SPRK H	0	0	0	0	17.00	UT	2.00	2.00	100	2021	2021	3	98	33	

LAND DESCRIPTION

TOTAL OB/XF 2,133

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

REVIEW DATE 10/08/2021 BY KK Total Acres: 0.00 Total Land Value: 368,000 Market: 0 Agricultural: 0 Common: 368,000 PRINTED 08/02/2023 BY SYS