BLOCK 35 LOT 5
PT OR 2358/252
CITY OF FDNA BEACH

TANIS ARNOLD L REVOCABLE TRUST/TANIS ARNOLD L CO-T
614 BROOME ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0035-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

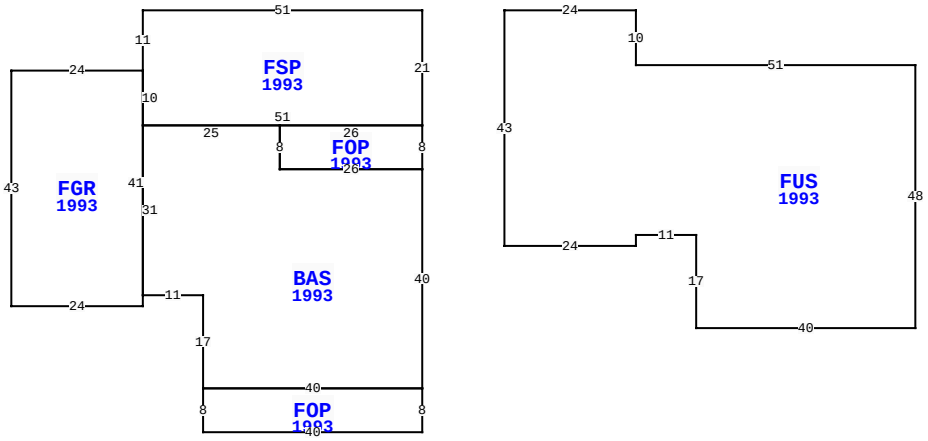
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,053	100	2,053	257,926
FGR	1,032	55	568	71,360
FOP	208	30	62	7,789
FOP	320	30	96	12,061
FSP	1,071	40	428	53,771
FUS	3,293	100	3,293	413,711
TOTALS	7,977		6,500	816,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	6,500	104.0250	148.24	963,560	1989	1989	0	0	0	15.25	84.75

1 SFR CUST – 100% - 1996 Heated Area: 5346 HX Base Yr 1996



614 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		816,617
TOTAL MARKET OB/XF VALUE		43,290
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		1,209,907
SOH/AGL Deduction		791,481
ASSESSED VALUE		418,426
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		368,426
TOTAL JUST VALUE		1,209,907
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,141,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132865	ROOF	8,500	12/20/2013
20122139	CONDENSING UNIT R	500	10/17/2012
20101703	SOLAR POOL HEATIN	4,800	09/30/2010
20053101	REROOF W/50YR SHI	0	12/01/2005
20052662	REPLACE 16 WINDOW	26,000	09/19/2005
20033219	WOOD PICKET FENCE	1,000	06/09/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2358/0252	4/03/2020	WD	U	I	11	100
GRANTOR: TANIS ARNOLD L ET AL						
GRANTEE: TANIS ARNOLD L REVO						
1446/0819	9/21/2006	WD	U	I	01	100
GRANTOR: TANIS ARNOLD L & MAXI						
GRANTEE: TANIS ARNOLD L ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W51 S11 FGR=[YR=1993] W24 S43 E24 N2
BAS=[YR=1993] E11 S17 FOP=[YR=1993] S8 E40 N8 W40 $ E40 N40
FOP=[YR=1993] N8 W26 S8 E26 $ W26 N8 W25 S31$ N41 $ S10 E51
N21 $ PTR= E15 FUS=[YR=1993] E24 S10 E51 S48 W40 N17 W11 S2
W24 N43 $ W15 $.

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	0871	POOL HTR R	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2010	2010	3	50	3,000	
2	0861	POOL GUNIT	0	100	40	9	360.00	SF	85.00	85.00	100	1989	1989	3	20	6,120	
3	0858	SCULP CONC	0	100	0	0	293.00	SF	13.00	13.00	100	1989	1989	3	86	3,276	
4	0858	SCULP CONC	0	100	0	0	221.00	SF	13.00	13.00	100	1989	1989	3	86	2,471	
5	0858	SCULP CONC	0	100	52	35	1,820.00	SF	13.00	13.00	100	1989	1989	3	86	20,348	
6	0810	CONCRETE A	0	100	52	8	416.00	SF	6.50	6.50	100	1989	1989	3	59.5	1,609	
7	1124	CB/STC 4"	0	100	0	0	617.00	SF	6.50	6.50	100	1989	1989	3	59.5	2,386	
8	0504	FP-ELECTRI	0	100	0	0	3.00	UT	2,000.00	2,000.00	100	1989	1989	3	68	4,080	

LAND DESCRIPTION

TOTAL OB/XF 43,290

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	100	0006	R-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	3,500.00	3,500.00	350,000							

REVIEW DATE 09/19/2018 BY DJX Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS