BLOCK 78 LOT W55' OF LOT 1
IN OR 2191/1929
CITY OF FDNA BEACH

SMITH SUSAN E &/BULETTI DANIEL
33 CULVER LANE
EAST MORICHES, NY 11940

2023

00-00-31-1800-0078-0012

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

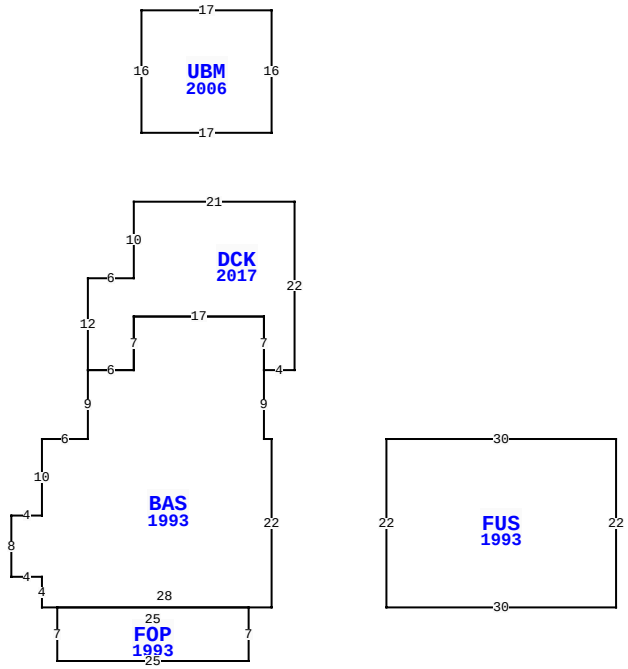
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	08	DECORATIVE 30
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,018	100	1,018	103,134
DCK	415	10	42	4,255
FOP	175	30	52	5,268
FUS	660	100	660	66,865
UBM	272	20	54	5,471
TOTALS	2,540		1,826	184,993

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,826	105.0000	124.69	227,684	1900	1997	0	0	0	18.75	81.25

1 SNGL FAM – 0% - 0 Heated Area: 1678 HX Base Yr



901 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	184,993
TOTAL MARKET OB/XF VALUE	616
TOTAL LAND VALUE - MARKET	192,500
TOTAL MARKET VALUE	378,109
SOH/AGL Deduction	144,296
ASSESSED VALUE	233,813
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	233,813
TOTAL JUST VALUE	378,109
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	263,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170274	DECK, STRS	6,562	01/30/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2191/1929	4/19/2018	WD	Q	I	01	235,000
GRANTOR: ANDERSON KENNETH & SA						
GRANTEE: SMITH SUSAN E & DAN						
2157/1513	11/06/2017	FJ	U	I	11	100
GRANTOR: ANDERSON JENNIFER EST						
GRANTEE: ANDERSON KENNETH &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 N9 DCK=[YR=2017] E4 N22 W21 S10 W6 S12 E6 N7 E17 S7$ N7 W17 S7 W6 S9 W6S10 W4 S8 E4 S4 E2 FOP=[YR=1993] S7 E25 N7 W25 $ E28 N22 $ PTR= E15 FUS=[YR=1993] E30 S22 W30 N22 $ W15 $ PTR= N40 UBM=[YR=2006] N16 W17 S16 E17 $ S40 $.

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	0810	CONCRETE A	0	0	40	3	120.00	SF	6.50	6.50	100	1999	1999	3	79	616	

LAND DESCRIPTION

TOTAL OB/XF 616

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	0006	R-2	55.00	100.00	55.00	FF		1.00	1.00	1.00	3,500.00	3,500.00	192,500							

REVIEW DATE 09/25/2018 BY DJ Total Acres: 0.00 Total Land Value: 192,500 Market: 0 Agricultural: 0 Common: 192,500 PRINTED 08/02/2023 BY SYS