BLOCK 78 LOT E 45 FT OF 8
IN OR 322 PG 395
CITY OF FDNA BEACH

GARDNER NARVEA C
415 DIVISION ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0078-0081

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

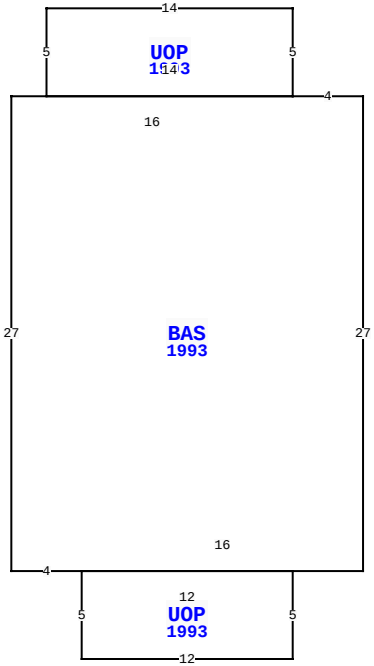
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 80
Roof Cover	01	MINIMUM 20
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	540	100	540	38,954
UOP	60	20	12	866
UOP	70	20	14	1,010
TOTALS	670		566	40,829

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	566	95.7220	86.39	48,897	1920	1985	0	0	0	16.50	83.50

1 SINGLE FAM – 0% - 0 Heated Area: 540 HX Base Yr



915 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	40,829
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	157,500
TOTAL MARKET VALUE	198,329
SOH/AGL Deduction	118,252
ASSESSED VALUE	80,077
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,077
TOTAL JUST VALUE	198,329
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0322/0395	9/01/1980	WD	U	I		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 UOP=[YR=1993] N5 W14 S5 E14$ W16 S27 E4
UOP=[YR=1993] S5 E12 N5 W12$ E16 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	45.00	100.00	45.00	FF		1.00	1.00	1.00	3,500.00	3,500.00	157,500							

REVIEW DATE 09/19/2018 BY DJX Total Acres: 0.00 Total Land Value: 157,500 Market: 0 Agricultural: 0 Common: 157,500 PRINTED 08/02/2023 BY SYS