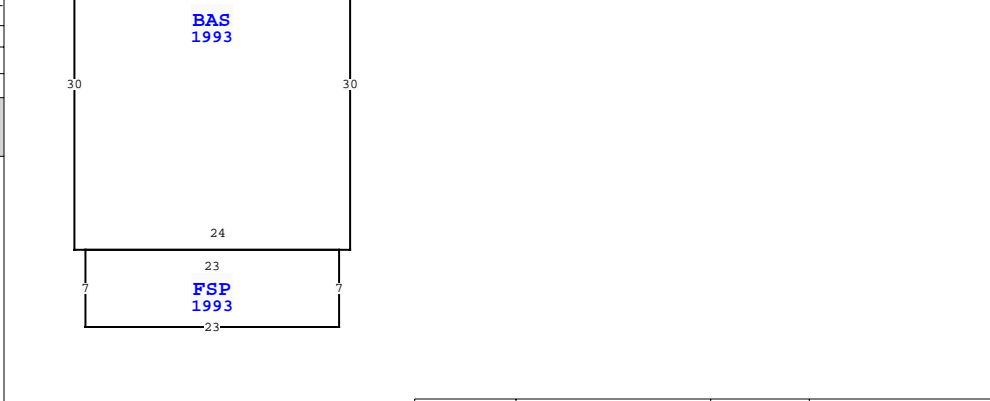


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	07 ASB SHNGLE 80
Exterior Wall	03 BELOW AVG. 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	08 SHT VINYL 100
Air Condition	02 WINDOW 100
Heating Type	02 CONVECTION 100
Bedrooms	3 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
1	SINGLE FAM	- 0%	- 0										Heated Area: 1180	HX Base Yr



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	1,180	100	1,180	45,517
FSP	161	40	64	2,469
FSP	98	40	39	1,504
TOTALS	1,439		1,283	49,490

912 BROOME ST, FERNANDINA BEACH

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

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
1	0940	SHEDS/PORT	0	0	8	10		80.00	SF	30.00				30.00	480

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			49,490
TOTAL MARKET OB/XF VALUE			480
TOTAL LAND VALUE - MARKET			140,000
TOTAL MARKET VALUE			189,970
SOH/AGL Deduction			103,322
ASSESSED VALUE			86,648
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			86,648
TOTAL JUST VALUE			189,970
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			117,952

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200122	REMODEL	7,400	03/20/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2084/0553	11/18/2016	WD Q	Q I	01	60,900	
GRANTOR: GALLOWAY JOHN JR						
GRANTEE: FEATHERSTONE CATHER						
2044/0126	4/25/2016	FJ U	I 11		0	
GRANTOR: MCNEAL DAPHNE FLOYD E						
GRANTEE: GALLOWAY JOHN JR						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W17 FSP=[YR=2007] W7 S14 E7 N14\$ S14 W7 S8 E3 S30 E1 FSP=[YR=1993] S7 E23 N7W23\$ E24 N30 W4 N22\$ .	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	40.00	75.00	40.00	FF		1.00	1.00	1.00	3,500.00	3,500.00	140,000							