

BLOCK 81 LOT 8  
IN OR 2192/1967  
CITY OF FDNA BEACH

MACKIE JUDITH & LAWRENCE  
1011 BROOME ST  
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0081-0080



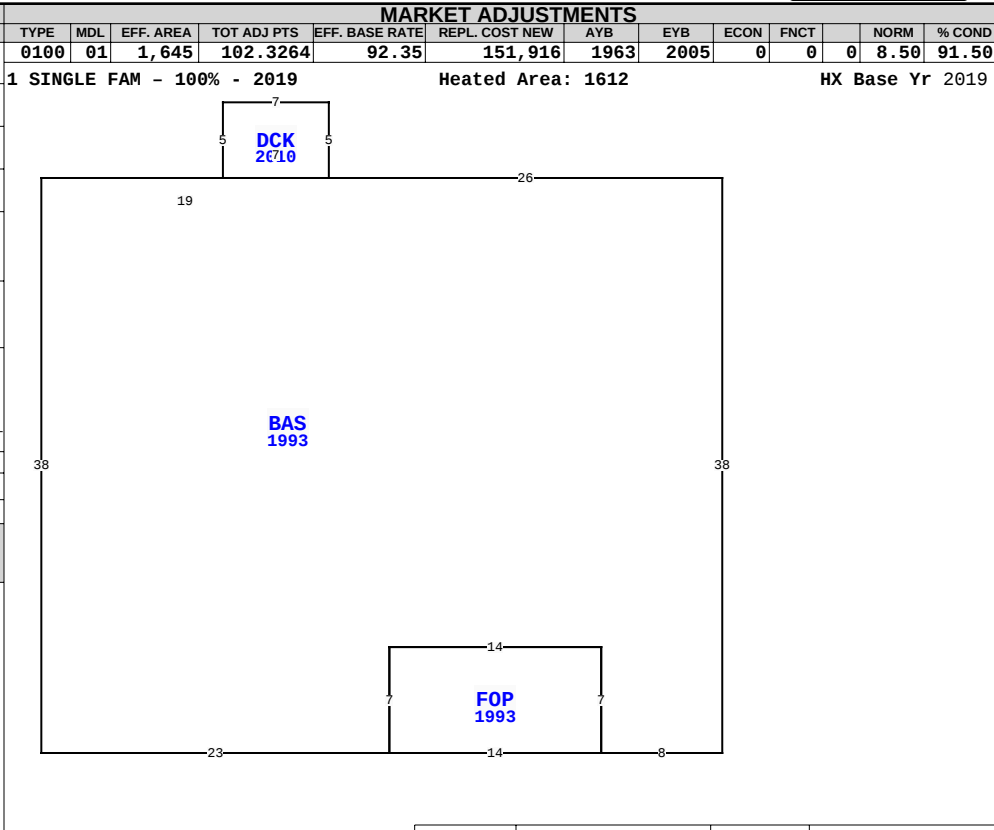
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 15 | CONC BLOCK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 03 | PLASTER 100    |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 11 | CLAY TILE 20   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 03 | MASONRY 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       | 1,612            | 100         | 1,612        | 136,214              |
| DCK       | 35               | 10          | 4            | 338                  |
| FOP       | 98               | 30          | 29           | 2,450                |
| TOTALS    | 1,745            |             | 1,645        | 139,003              |

| EXTRA FEATURES |            |             |
|----------------|------------|-------------|
| L N            | OB/XF CODE | DESCRIPTION |
| 1              | 0810       | CONCRETE A  |

| LAND DESCRIPTION |          |     |
|------------------|----------|-----|
| L N              | USE CODE | CLS |
| 1                | 000100   | C   |



| 1011 BROOME ST, FERNANDINA BEACH |  |  |           |  |  |         |  |  |             |  |  |          |  |    |
|----------------------------------|--|--|-----------|--|--|---------|--|--|-------------|--|--|----------|--|----|
| BLD DATE                         |  |  | LGL DATE  |  |  | XF DATE |  |  | LAND DATE   |  |  | INC DATE |  |    |
| ADJ UNIT PRICE                   |  |  | ORIG COND |  |  | YEAR ON |  |  | YEAR ACTUAL |  |  | Q        |  |    |
| 6.50                             |  |  | 100       |  |  | 1964    |  |  | 1964        |  |  | 3        |  | 20 |

| TOTAL OB/XF 94 |          |     |                      |     |      |          |        |        |             |           |     |          |        |         |
|----------------|----------|-----|----------------------|-----|------|----------|--------|--------|-------------|-----------|-----|----------|--------|---------|
| 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 |
| 1              | 000100   | C   | SFR                  | 100 | 0006 | R-2      | 100.00 | 100.00 | 100.00      | FF        |     | 1.00     | 1.00   | 1.00    |

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 2              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 139,003   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 94        |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 350,000   |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 489,097   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 307,228   |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 181,869   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 50,000    |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 131,869   |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 489,097   |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 309,415   |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 20101064   | H/AC        | 3,200 | 06/28/2010 |
| 20100925   | REMODEL     | 400   | 06/03/2010 |
| 20100840   | REMODEL     | 450   | 05/19/2010 |
| 4957       | XFOB        | 1,020 | 08/01/1988 |

| SALES DATA                   |           |              |        |        |           |               |  |
|------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number         | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2192/1967                    | 4/27/2018 | WD           | Q      | I      | 01        | 220,000       |  |
| GRANTOR:ALTMAN DAVID L       |           |              |        |        |           |               |  |
| GRANTEE:MACKIE JUDITH & LAW  |           |              |        |        |           |               |  |
| 1755/1482                    | 9/12/2011 | WD           | Q      | I      | 02        | 128,000       |  |
| GRANTOR:ICO EQUITY SOLUTIONS |           |              |        |        |           |               |  |
| GRANTEE:ALTMAN DAVID L       |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                   |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W26 DCK=[YR=2010] NSW7S5E7\$ W19S38 E23 |  |  |  |  |  |  |  |  |  |
| FOP=[YR=1993] E14 N7 W14 S7\$ N7 E14 S7 E8 N38\$ .    |  |  |  |  |  |  |  |  |  |