

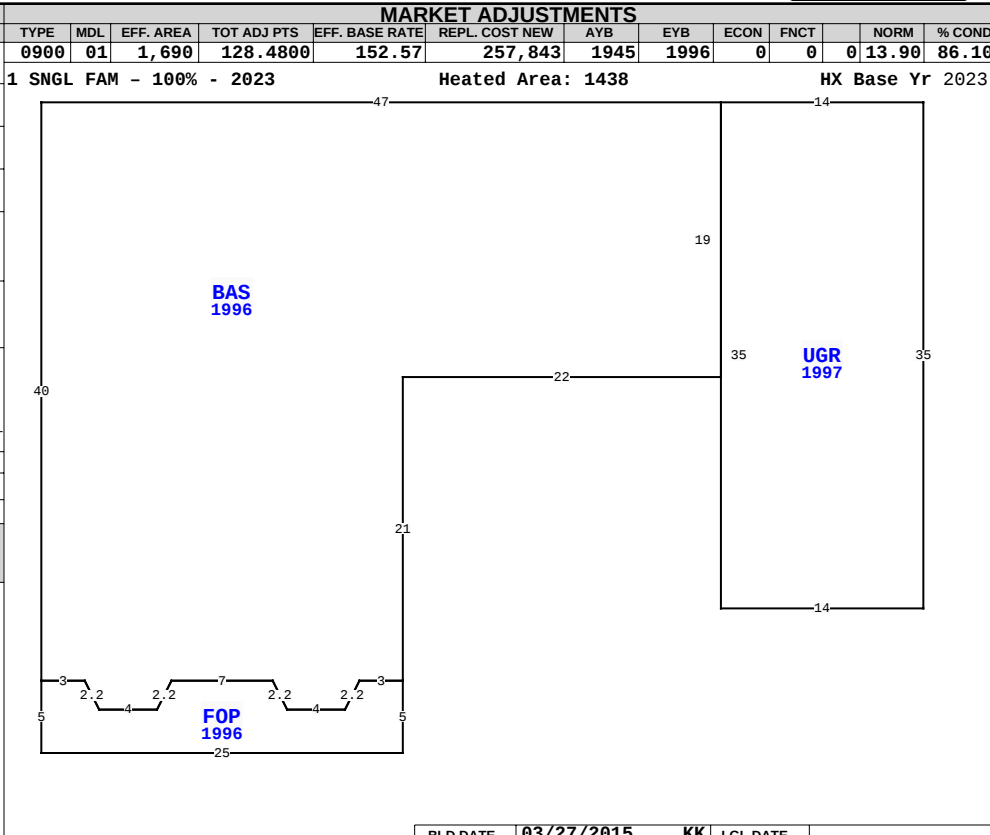


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,438	100	1,438	188,900
FOP	105	30	32	4,203
UGR	490	45	220	28,899
TOTALS	2,033		1,690	222,003

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
3	0810	CONCRETE A	0 100	0	0	1,176.00	SF	6.50	6.50
4	0810	CONCRETE A	0 100	23	4	92.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	MU-1	102.00	86.00	1.00



BLD DATE	03/27/2015	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
1306 BROOME ST, FERNANDINA BEACH				

TOTAL OB/XF									
7,782									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	222,003		
TOTAL MARKET OB/XF VALUE	7,782		
TOTAL LAND VALUE - MARKET	125,000		
TOTAL MARKET VALUE	354,785		
SOH/AGL Deduction	149,506		
ASSESSED VALUE	205,279		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	155,279		
TOTAL JUST VALUE	354,785		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	342,672		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051738	ELEC OTHER	1,000	05/05/2005
20021924	REPAIR/RRF	1,000	11/11/2002
10319	ADDITION	5,000	02/19/1997
959320	REMODEL	10,000	09/26/1995
959219	REMODEL	10,000	07/25/1995
8641	REPAIR/RRF	2,000	10/24/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2540/1014	2/11/2022	WD Q	Q	I	01
GRANTOR: LE LAIT ALAIN P & CHR					
GRANTEE: STRAND GLORIA L & H					
1995/1432	7/17/2015	WD Q	Q	I	01
GRANTOR: VANZANT JOSEPH RAY					
GRANTEE: LE LAIT ALAIN P & C					

BUILDING NOTES									
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BUILDING DIMENSIONS									
UGR=[YR=1997] W14 BAS=[YR=1996] W47 S40 FOP=[YR=1996] S5 E25 N5 W3 D2 L1 W4 U2 L1 W7 D2 L1 W4 U2 L1 W3\$ E3 D2 R1 E4 R1 U2 E7 D2 R1 E4 U2 R1 E3 N21 E22 N19 \$ S35 E14 N35 \$.									