

BLK 244 N 81 FT OF TRACT A OF
LOT 6 IN OR 1382/1533
CITY OF FDNA BEACH S/D OF

HUGHES ANDREW MORGAN
1324 BROOME ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0244-06A1



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 05 AVERAGE 100										0100 01 933 122.6880 110.73 103,311 1955 2000 0 0 0 10.75 89.25										Tax Group: 2 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM - 100% - 2019 Heated Area: 888 HX Base Yr 2019										BUILDING MARKET VALUE 92,205									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 6,608									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 62,500									
Interior Floo 12 HARDWOOD 80																				TOTAL MARKET VALUE 161,313									
Interior Floo 11 CLAY TILE 20																				SOH/AGL Deduction 63,323									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 97,990									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 2 100																				BASE TAXABLE VALUE 47,990									
Bathrooms 1 100																				TOTAL JUST VALUE 161,313									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 157,821									
BUD8 Adjustme 02 DIST FB 100																													
Occupancy 00 NONE 100																													
Quality 03 Quality Level 03																													
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 888 100 888 87,758																													
FSP 112 40 45 4,447																													
TOTALS 1,000 933 92,205																													
EXTRA FEATURES										1324 BROOME ST, FERNANDINA BEACH																			
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										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE																			
2 0819 CONC 12" 0 100 5 4 20.00 SF 9.50 9.50 100 1955 1955 3 20 38																													
5 0940 SHEDS/PORT 0 100 9 16 144.00 SF 33.00 33.00 100 2005 2005 3 27 1,283																													
6 1244 WD DECK EX 0 100 4 4 16.00 SF 18.50 18.50 100 2005 2005 3 44 130																													
7 0810 CONCRETE A 0 100 0 0 912.00 SF 6.50 6.50 100 2005 2005 3 87 5,157																													
LAND DESCRIPTION										TOTAL OB/XF 6,608																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 100 0006 MU-1 51.00 81.00 1.00 LT 1.00 1.00 0.50 125,000.00 62,500.00 62,500																													
REVIEW DATE 09/19/2018 BY DJX										Total Acres: 0.00 Total Land Value: 62,500 Market: 0 Agricultural: 0 Common: 62,500										PRINTED 08/02/2023 BY SYS									