



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,073	100	1,073	90,548
FGR	462	55	254	21,434
FOP	55	30	16	1,350
FUS	420	100	420	35,443

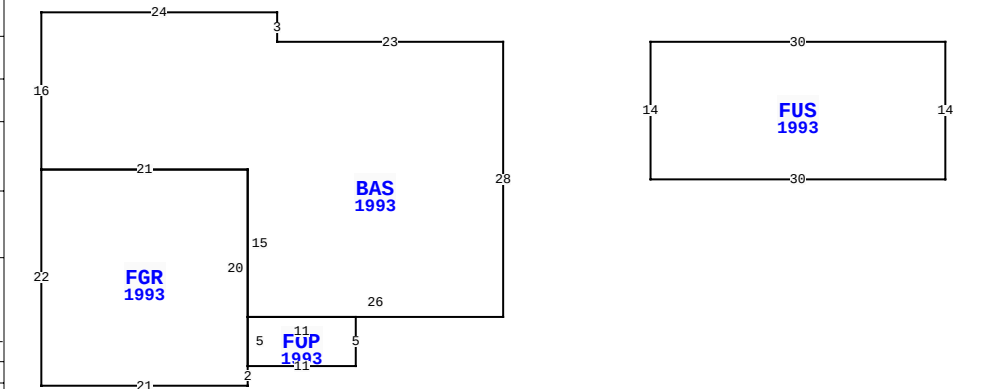
TOTALS	2,010		1,763	148,776
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0810	CONCRETE A	0 100	0	0	535.00	SF	6.50	6.50

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	R-2	86.00	100.00	1.00

REVIEW DATE	09/19/2018	BY	DJX
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,763	110.0000	99.28	175,031	1991	1991	0	0	0	15.00	85.00
1 SINGLE FAM - 100% - 1992					Heated Area: 1493				HX Base Yr 1992			



1321 BROOME ST, FERNANDINA BEACH

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

TOTAL OB/XF													
4,746													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ
1	000100	C	SFR	100	0006	R-2	86.00	100.00	1.00	LT		1.00	1.00

Total Acres:	0.00	Total Land Value:	125,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		148,776	
TOTAL MARKET OB/XF VALUE		4,746	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		278,522	
SOH/AGL Deduction		155,143	
ASSESSED VALUE		123,379	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		73,379	
TOTAL JUST VALUE		278,522	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		275,148	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6363	NEW CONSTR	49,057	02/08/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0629/0764	6/24/1991	WD U	U	V	01	100	
GRANTOR: MOTTAYAW JACOB III							
GRANTEE: MOTTOYAW JACOB III							
0610/0780	10/24/1990	WD U	U	V	01	100	
GRANTOR: MOTTAYAW WILLIE BYRD							
GRANTEE: MOTTAYAW JACOB CARL							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=1993] W23 N3 W24 S16 FGR=[YR=1993] S22 E21 N2							
FOP=[YR=1993] E11 N5 W11 S5 \$ N20 W21 \$ E21 S15 E26 N28 \$							
PTR= E15 FUS=[YR=1993] E30 S14 W30 N14 \$ W15 \$.							