BLOCK 258 PT OF W200' OF S1/2
OF LOT 1 & PT OF S14'OF SUBLOT
B OF LOT 1

REED GEORGE R & SUSAN
1433 BROOME STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0258-0013

BUILDING CHARACTERISTICS

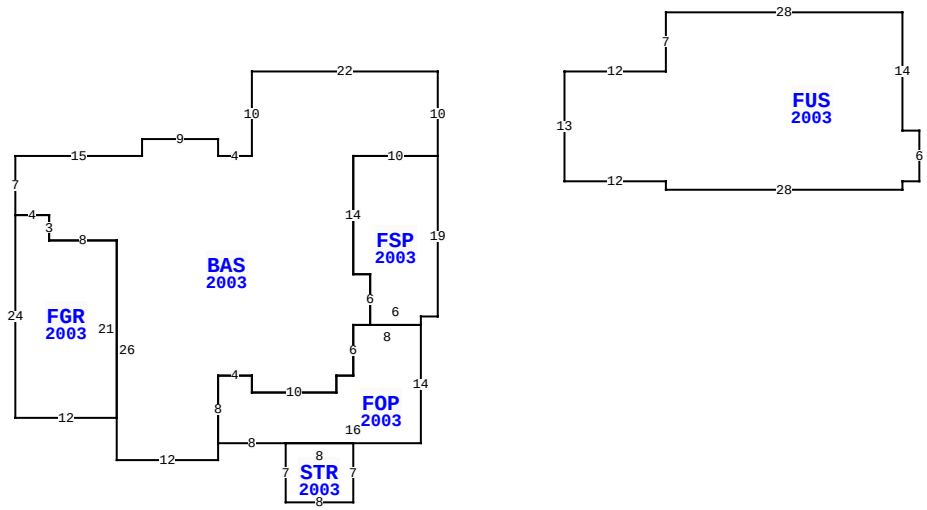
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,226	100	1,226	158,006
FGR	264	55	145	18,688
FOP	220	30	66	8,506
FSP	186	40	74	9,537
FUS	756	100	756	97,433
STR	56	10	6	773
TOTALS	2,708		2,273	292,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,273	119.4620	141.86	322,448	2003	2003	0	0	0	9.15	90.85

1 SNGL FAM – 100% - 2021 Heated Area: 1982 HX Base Yr 2021



1433 BROOME ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		292,944
TOTAL MARKET OB/XF VALUE		6,478
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		474,422
SOH/AGL Deduction		167,953
ASSESSED VALUE		306,469
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		206,469
TOTAL JUST VALUE		474,422
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		396,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033601	OTHER	1,000	08/01/2003
20032990	GAS	500	04/23/2003
20032953	NEW CONSTR	3,000	04/21/2003
20032804	H/AC	4,000	03/28/2003
20032469	NEW CONSTR	3,000	02/06/2003
20032345	NEW CONSTR	155,000	01/14/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2343/1196	3/02/2020	WD	Q	I	02	380,000
GRANTOR: DUNCAN BRUCE M LIVING						
GRANTEE: REED GEORGE R & SUS						
1728/0537	3/04/2011	WD	U	I	35	253,000
GRANTOR: S G E M ASSOCIATES LL						
GRANTEE: DUNCAN M BRUCE & MI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W22 S10 W4 N2 W9 S2 W15 S7 FGR=[YR=2003] S24 E12 N21 W8 N3 W4 $ E4 S3 E8 S26 E12 N2 FOP=[YR=2003] E8 STR=[YR=2003] S7E8N7W8$ E16 N14 FSP=[YR=2003] N1 E2N19 W10 S14 E2 S6 E6 $ W8 S6 W2 S2 W10 N2 W4 S8 $ N8 E4 S2 E10 N2 E2 N6 E2 N6 W2 N14 E10 N10 $ PTR= E15 FUS=[YR=2003] E12 N7E28 S14 E2 S6 W2 S1 W28 N1 W12N13 $ W15 $.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	100	54	12	648.00	SF	6.50	6.50	100	2003	2003	3	84	3,538	
2	0855	CONC PAVER	0	100	47	3	141.00	SF	10.00	10.00	100	2003	2003	3	84	1,184	
3	0855	CONC PAVER	0	100	11	19	209.00	SF	10.00	10.00	100	2003	2003	3	84	1,756	

LAND DESCRIPTION

TOTAL OB/XF 6,478

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	R-1	75.00	100.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 06/10/2020 BY DJ Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS