

GAUDETTE DONALD L & DESIREE G
85 BROADBENT WAY
FERNANDINA BEACH, FL 32034

2023

Building Characteristics

Element	CD	Construction		
Exterior Wall	10	ABOVE AVG 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	13	STAND SEAM 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	12	HARDWOOD 70		
Interior Floor	11	CLAY TILE 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		5 100		
Bathrooms		4.5 100		
Frame	02	WOOD FRAME 100		
Stories		0 0 100		
Units		0 100		
Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 01		
NEIGHBORHOOD/LOC		2036.0100		
Area Type	Total Gross Area	Pct of Base	Tot Adj Area	Subarea Market Value
BAS	2,075	100	2,075	679,583
FDG	616	60	370	121,179
FOP	458	30	137	44,869
FOP	601	30	180	58,952
FUS	564	100	564	184,716
FUS	989	100	989	323,907
STP	40	10	4	1,310
STP	42	10	4	1,310
STP	72	10	7	2,293
STR	52	10	5	1,638
TOTALS	5,870		4,371	1,431,546

Extra Features

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
1	0504	FP-ELECTRI	0 100	0	0	2.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	4,000	
2	0855	CONC PAVER	0 100	0	0	1,882.00	SF	10.00	10.00	100	2022	2022	3	100	18,820	
3	1127	BRICK 8"	0 100	0	0	144.00	SF	11.00	11.00	100	2022	2022	3	100	1,584	
4	0861	POOL GUNIT	0 100	32	16	512.00	SF	85.00	85.00	100	2022	2022	3	100	43,520	
5	0857	SANDSTONE	0 100	0	0	1,153.00	SF	16.00	16.00	100	2022	2022	3	100	18,448	
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	

Land Description

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		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

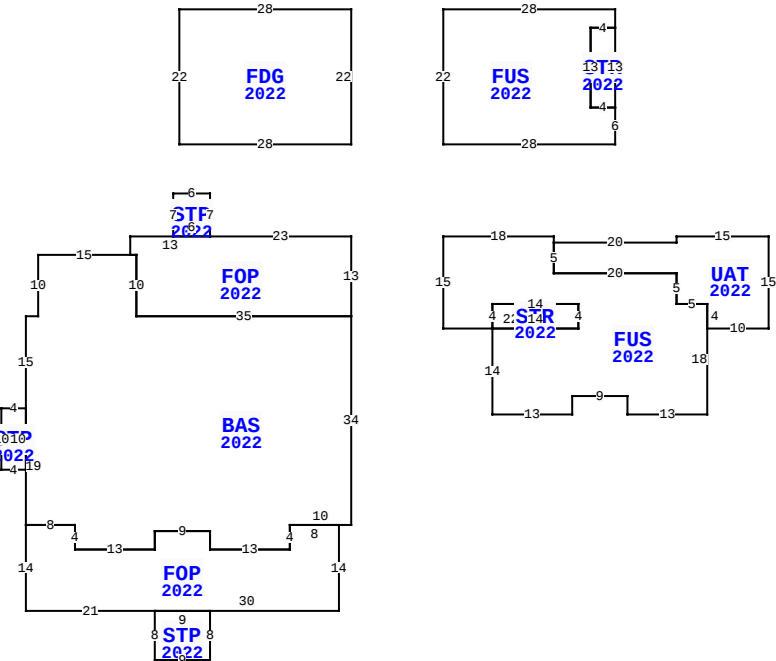
Market Adjustments

Type	MDL	Eff. Area	Tot Adj Pts	Eff. Base Rate	Repl. Cost New	AYB	EYB	ECON	FNCT		NORM	% Cond
0500	12	4,371	229.8296	327.51	1,431,546	2022	2022		0		0	0.00

1 SFR CUST - 100% - 2023

Heated Area: 3628

HX Base Yr 2023



** This building has 12 Sub-Areas

85 BROADBENT WAY, FERNANDINA BEACH

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

Nassau County Property

Valuation Summary

Valuation By	Standard
Tax Group: 2	
Tax Dist:	
BUILDING MARKET VALUE	1,431,546
TOTAL MARKET OB/XF VALUE	88,372
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	1,869,918
SOH/AGL Deduction	174,421
ASSESSED VALUE	1,695,497
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	1,645,497
TOTAL JUST VALUE	1,869,918
NCON VALUE	1,520,267
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	300,000

Sales Data

Off Record Number	Date	Type Inst	Q U	V I	RSN CD	Sale Price
2256/0143	2/15/2019	WD	Q	V	01	318,600

Building Notes

FOP=[YR=2022] W23 STP=[YR=2022] N7 W6 S7 E6\$ W13 S3
BAS=[YR=2022] W15 S10 W2 S15STP=[YR=2022] W4 S10 E4 N10\$ S19
FOP=[YR=2022] S14 E21 STP=[YR=2022] S8 E9 N8 W9\$ E30 N14 W8
S4 W13 N3 W9 S3 W13 N4 W8\$ E8 S4 E13 N3 E9 S3 E13 N4 E10 N34
W35 N10 W1\$ E1 S10 E35 N13\$ PTR=E15 FUS=[YR=2022] E18 S1
UAT=[YR=2022] E20 N1 E15 S15 W10 N4 W5 N5 W20 N5\$ S5 E20 S5
E5 S18 W13 N3 W9 S3 W13 N14 STR=[YR=2022] E14 N4 W14 S4\$ N4
E14 S4 W22 N15\$ W15 N37 FDG=[YR=2022] W28 S22 E28 N22\$ E15
FUS=[YR=2022] E28 S3 STR=[YR=2022] S13 W4 N13 E4\$ W4 S13 E4
S6 W28 N22\$ W15 S37\$.

Review

01/05/2023

BY TW

Total Acres: 0.00

Total Land Value: 350,000

Market: 0

Agricultural: 0

Common: 350,000

PRINTED 08/02/2023 BY SYS