

BLOCK K LOTS 3 & E36 FT OF 4
ESMT OR 1130/993
ATLANTIC HIGHLANDS SUB

ROBINSON KYLE N & TARA L
1612 BROOME ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1060-000K-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

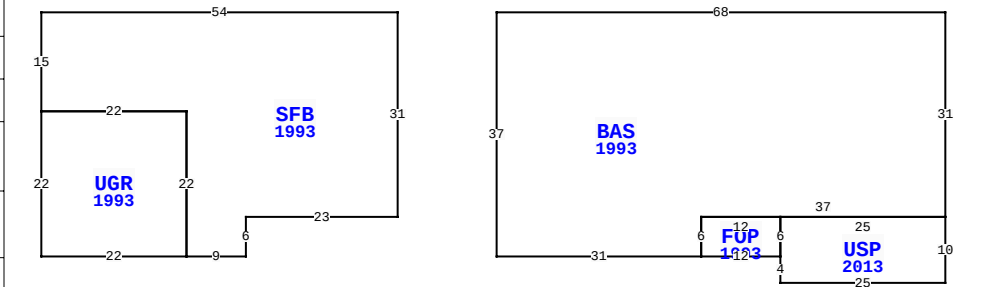
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,294	100	2,294	228,124
FOP	72	30	22	2,188
SFB	1,376	80	1,101	109,488
UGR	484	45	218	21,679
USP	250	30	75	7,458
TOTALS	4,476		3,710	368,937

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1963
2	0810	CONCRETE A	0 100	43	5	215.00	SF	6.50	6.50	100	1963
3	0825	BRICK	0 100	58	2	116.00	SF	6.25	6.25	100	1963
4	0825	BRICK	0 100	3	7	21.00	SF	12.50	12.50	100	1963
5	0810	CONCRETE A	0 100	13	3	39.00	SF	6.50	6.50	100	2000
6	0845	KOOL DECK	0 100	0	0	450.00	SF	7.25	7.25	100	2000
7	0861	POOL GUNIT	0 100	30	15	450.00	SF	85.00	85.00	100	2000
8	1242	WD DECK A	0 100	0	0	318.00	SF	10.00	10.00	100	2005
9	0855	CONC PAVER	0 100	0	0	88.00	SF	10.00	10.00	100	2001
10	0350	CARPORT WD	0 100	0	0	394.00	SF	13.00	13.00	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-1	170.00	137.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,710	101.3400	126.68	469,983	1963	1980	0	0	21.50	78.50
1 SNGL FAM - 100% - 2023 Heated Area: 3395 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		368,937	
TOTAL MARKET OB/XF VALUE		16,616	
TOTAL LAND VALUE - MARKET		302,500	
TOTAL MARKET VALUE		688,053	
SOH/AGL Deduction		268,643	
ASSESSED VALUE		419,410	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		369,410	
TOTAL JUST VALUE		688,053	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		672,942	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19991488	SWIM POOL	20,500	11/02/1999
6904	XFOB	1,500	02/12/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2556/1522	4/19/2022	WD U	I	37	
GRANTOR: GOAD JOHN T					
GRANTEE: ROBINSON KYLE N & T					
1752/0276	8/19/2011	QC U	I	11	100
GRANTOR: GOAD TONI LYN					
GRANTEE: GOAD JOHN T					

BUILDING NOTES											
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BUILDING DIMENSIONS											
SFB=[YR=1993] W54 S15 UGR=[YR=1993] S22 E22 N22 W22 \$ E22 S22 E9 N6 E23 N31 \$ PTR= E15 BAS=[YR=1993] E68 S31 USP=[YR=2013] S10 W25 N4 FOP=[YR=1993] N6 W12 S6 E12 \$ N6 E25 \$ W37 S6 W31 N37 \$ W15 \$.											