

BLOCK 0 S91' OF LOT 4
IN OR 2257/1636
ATLANTIC HIGHLANDS DB 39/297

KING JEFFREY C & TAMMY R
3734 CENTRAL AVENUE
NASHVILLE, TN 37205

2024

00-00-31-1060-0000-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover		N/A 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

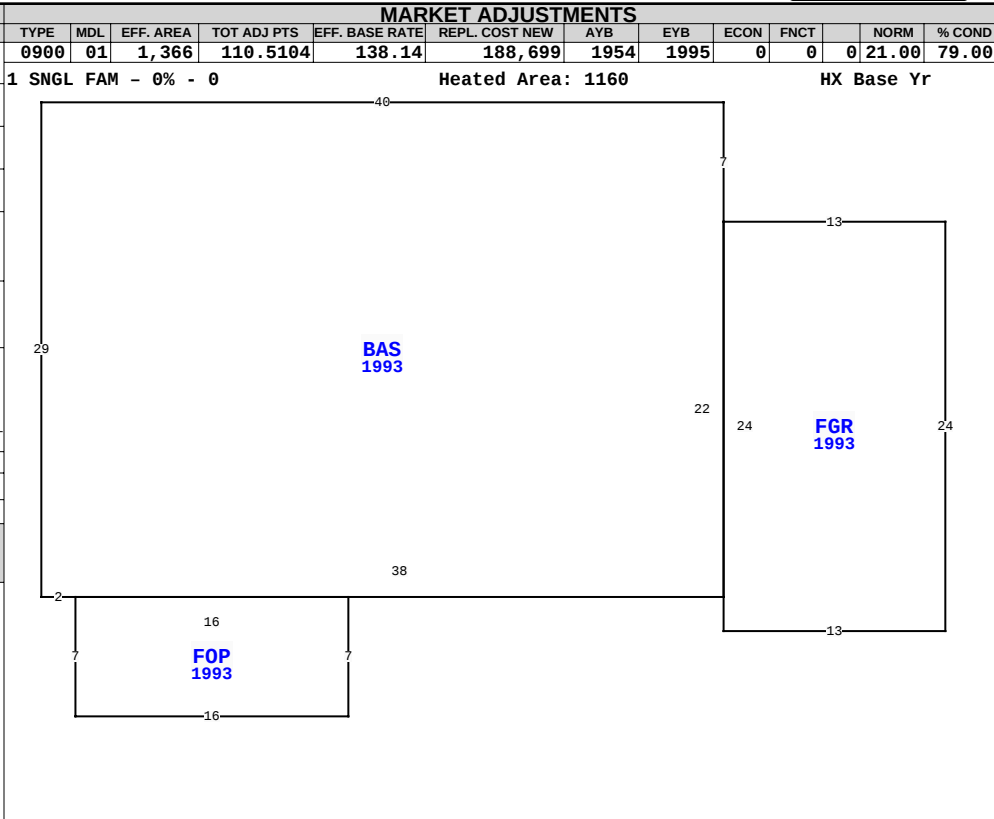
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,160	100	1,160	126,591
FGR	312	55	172	18,770
FOP	112	30	34	3,711

TOTALS	1,584	1,366	149,072
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	63	2	126.00	SF	6.50	6.50	
2	0825	BRICK	0	0	8	13	104.00	SF	6.25	6.25	
3	0940	SHEDS/PORT	0	0	12	12	144.00	SF	42.00	42.00	
4	0830	FLAGSTONE	0	0	65	2	130.00	SF	12.00	12.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0006	R-1	91.00	137.00	1.00	LT	



1839 BROOME ST, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		149,072	
TOTAL MARKET OB/XF VALUE		4,036	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		378,108	
SOH/AGL Deduction		80,365	
ASSESSED VALUE		297,743	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		297,743	
TOTAL JUST VALUE		378,108	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		372,253	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062664	XFOB	5,000	12/05/2006
20053216	XFOB	2,000	12/20/2005
20051968	REPAIR/RRF	6,000	06/09/2005
20051919	REMODEL	4,000	06/07/2005
6605	REPAIR/RRF	1,786	06/17/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2257/1636	2/25/2019	WD	Q	I	02	292,500	
GRANTOR: KLEIN DONNA L							
GRANTEE: KING JEFFREY C & TA							
1927/0792	7/10/2014	WD	Q	I	02	185,000	
GRANTOR: RUDE PHYLLIS J & TUCK							
GRANTEE: KLEIN WILLIAM A & D							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] N24 W13 BAS=[YR=1993] N7 W40 S29 E2											
FOP=[YR=1993] S7 E16 N7 W16\$ E38 N22\$S24 E13\$.											