

BLOCK P LOT 3
IN OR 1808/1129
ATLANTIC HIGHLANDS SUB

THOMAS ALAN & ANGELA
1725 BROOME ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1060-000P-0030



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 50
Exterior Wall	20 FACE BRICK 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	03 PLASTER 60
Interior Wall	05 DRYWALL 40
Interior Floor	11 CLAY TILE 50
Interior Floor	12 HARDWOOD 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	03 MASONRY 100
Stories	1. 1. 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
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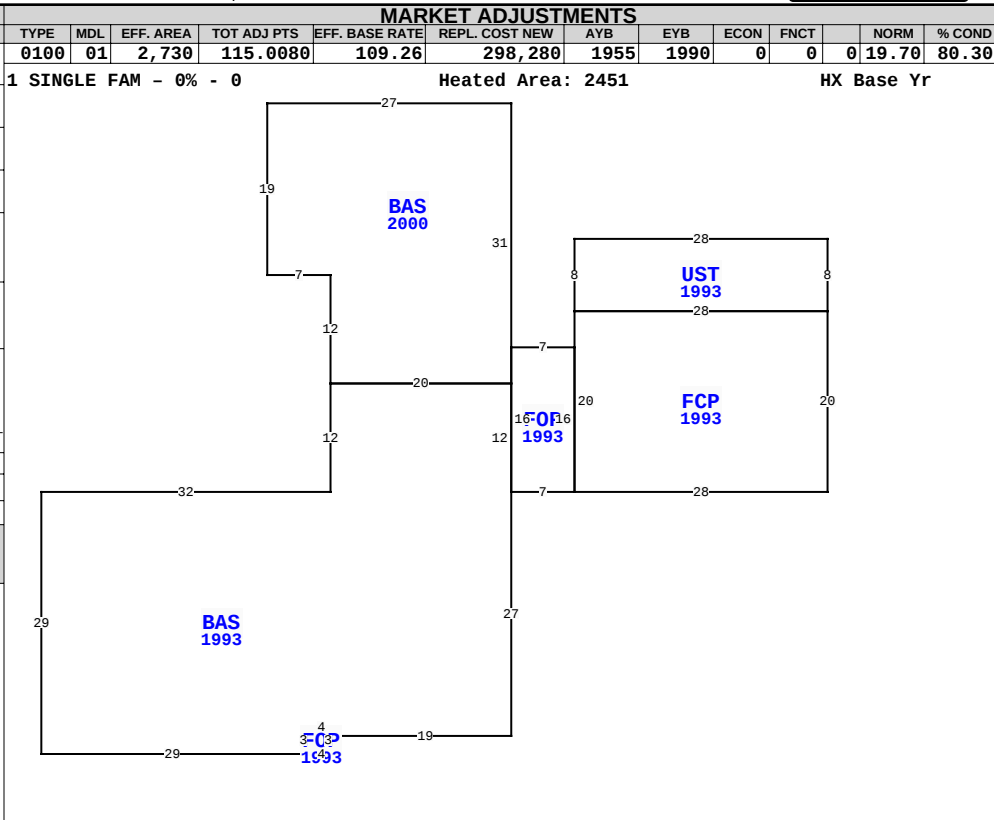
NEIGHBORHOOD/LOC	1007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,698	100	1,698	148,975
BAS	753	100	753	66,065
FCP	560	25	140	12,283
FOP	12	30	4	351
FOP	112	30	34	2,983
UST	224	45	101	8,861

TOTALS	3,359	2,730	239,519
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	0	0	0	1,924.00	SF	6.50
3	0810	CONCRETE A	0	0	16	10	160.00	SF	6.50
4	0810	CONCRETE A	0	0	12	7	84.00	SF	6.50
5	1242	WD DECK A	0	0	0	0	555.00	SF	10.00
6	0940	SHEDS/PORT	0	0	13	10	130.00	SF	30.00
7	0862	POOL VINYL	0	0	0	0	1.00	SF	50.00

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



1725 BROOME ST, FERNANDINA BEACH

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

TOTAL OB/XF											6,357		
R	LOC	FRONT	DEPTH	TOT	UNIT	D	DP	%	TOT	UNIT	ADJ	UNIT	LA
D	ZONE			LND	TYPE	T	TH	COND	ADJ	PRICE		PRICE	VA
06	R-1	137.00	137.00	1.00	LT		1.00	1.00	1.00	275,000.00		275,000.00	2
Front Lot = 0.00		Front Lot Width = 0.00		Rear Lot = 0.00		Rear Lot Width = 0.00		Middle Lot = 0.00		Middle Lot Width = 0.00		Side Lot = 0.00	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			239,519
TOTAL MARKET OB/XF VALUE			6,357
TOTAL LAND VALUE - MARKET			275,000
TOTAL MARKET VALUE			520,876
SOH/AGL Deduction			119,071
ASSESSED VALUE			401,805
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			401,805
TOTAL JUST VALUE			520,876
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			482,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121727	INSTALL LP GAS TA	895	08/22/2012
20121258	INSTALL DUCT WORK	1,250	06/26/2012
20121214	ELEC.REMODEL	2,150	06/21/2012
20121136	RE-ROOF	5,000	06/15/2012
20121142	PLUMBING REMODEL	6,829	06/15/2012
20121058	INTER & EXT REMOD	80,000	06/06/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1808/1129	6/04/2012	WD U	I	I	11
GRANTOR: FREEMAN WALTER RANDAL					
GRANTEE: THOMAS ALAN & ANGEL					
1796/0253	6/01/2012	WD Q	I	I	01
GRANTOR: FREEMAN DOROTHY H & W					
GRANTEE: THOMAS ALAN & ANGEL					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2000] W27 S19 E7 S12 BAS=[YR=1993] S12 W32 S29 E29 FOP=[YR=1993] E4 N3 W4 S3 \$ N3 E4 S1 E19 N27 FOP=[YR=1993] E7 FCP=[YR=1993] E28 N20 UST=[YR=1993] N8 W28 S8 E28 \$ W28 S20 \$ N16 W7 S16 \$ N12 W20 \$ E20 N31 \$.									