BLOCK Q ELY 90.50 FT OF
WLY 100.5 FT OF LOT 5
IN OR 1960/958

VEILLEUX JAMES J & JULIE G
1605 BROOME ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1060-0000-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

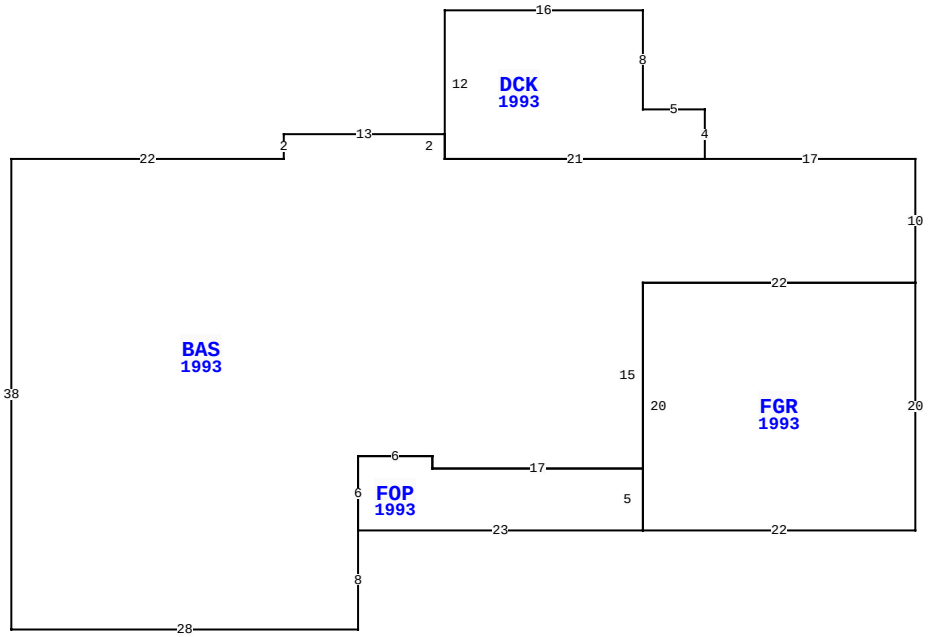
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,879	100	1,879	169,371
DCK	212	10	21	1,893
FGR	440	55	242	21,813
FOP	121	30	36	3,245
TOTALS	2,652		2,178	196,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,178	116.4240	110.60	240,887	1986	1986	0	0	0	18.50	81.50

1 SINGLE FAM – 100% - 2016 Heated Area: 1879 HX Base Yr 2016



1605 BROOME ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		196,323
TOTAL MARKET OB/XF VALUE		6,672
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		477,995
SOH/AGL Deduction		276,180
ASSESSED VALUE		201,815
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		151,815
TOTAL JUST VALUE		477,995
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		419,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0184	275' BEACHWALK	60,000	05/10/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1960/0958	1/30/2015	WD	Q	I	01	235,000
GRANTOR: BEATON ERNEST L III						
GRANTEE: VEILLEUX JAMES J &						
0724/1974	3/03/1995	WD	Q	I		98,000
GRANTOR: SMITH HENRY H & ANNE						
GRANTEE: BEATON ERNEST L III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 DCK=[YR=1993] N4 W5 N8 W16 S12 E21 $ W21 N2 W13 S2 W22 S38 E28 N8 FOP=[YR=1993] E23 FGR=[YR=1993] E22 N20 W22 S20 $ N5 W17 N1 W6 S6 $ N6 E6 S1 E17 N15 E22 N10 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100	
2	0810	CONCRETE A	0	100	71	19	1,349.00	SF	6.50	6.50	100	1986	1986	3	49.5	4,340	
3	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	1986	1986	3	49.5	232	

LAND DESCRIPTION

TOTAL OB/XF 6,672

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	91.00	137.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS