

BLOCK 0 LOT 8
IN OR 788/1992
ATLANTIC HIGHLANDS SUB

OLDS RICHARD EDWARD
1639 BROOME ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1060-0000-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories		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
NEIGHBORHOOD/LOC		1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,756	100	1,756	122,797
FOP	56	30	17	1,189
FOP	60	30	18	1,259
FOP	260	30	78	5,455
FSP	90	40	36	2,517
UDC	550	25	138	9,650
UDU	150	55	82	5,734
TOTALS	2,922		2,125	148,601

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	
3	0825	BRICK	0	100	0	0	56.00	SF	12.50	12.50	
4	0810	CONCRETE A	0	100	0	0	158.00	SF	6.50	6.50	
5	0810	CONCRETE A	0	100	0	0	157.00	SF	6.50	6.50	
6	0810	CONCRETE A	0	100	0	0	1,202.00	SF	6.50	6.50	

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	100	0006	R-1	134.00	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
0100	01	2,125	113.6800	108.00	229,500	1958	1975	0	0	35.25	64.75
1 SINGLE FAM - 100% - 1998											
Heated Area: 1756											
HX Base Yr 1998											

1639 BROOME ST, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		148,601	
TOTAL MARKET OB/XF VALUE		3,493	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		427,094	
SOH/AGL Deduction		264,864	
ASSESSED VALUE		162,230	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		112,230	
TOTAL JUST VALUE		427,094	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		382,050	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131111	ROOF	6,000	05/21/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0788/1992	4/02/1997	WD	Q	I	
GRANTOR: HARDEE EDWARD & DAVID					SALE PRICE
GRANTEE: OLDS RICHARD EDWARD					85,000
0787/1861	3/20/1997	PR	U	I	01
GRANTOR: HARDEE DAVID & EDWARD					100
GRANTEE: HARDEE DAVID & EDWA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=1993] W8 BAS=[YR=1993] W8 FSP=[YR=1993] N9 W10 S9 E10 \$ FOP=[YR=1993] W10 S6 E10 N6\$ S6 W10 N6 W43 S30 E13 FOP=[YR=1993] S3 E14 N3 W1 N2 W7 S2 W6 \$ E6 N2 E7 S2 E35 N30 \$ S30 E8 U10 R2 L2 U10 N10 \$ PTR= E15 UDU=[YR=1993] E25 S6 UDC=[YR=1993] S22 W25N22 E25 \$ W25 N6 \$ W15 \$.											