

LOT 3  
IN OR 1386/435  
BEACH HAMMOCK PB 5/154

BROWNING BARBARA J & LARRY E  
2800 RACHEAL AV  
FERNANDINA BEACH, FL 32034

2024

00-00-31-1110-0003-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 70   |
| Exterior Wall            | 16 | WD FR STUC 30  |
| 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          |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 04   | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 01 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 1062.00 |
|------------------|---------|

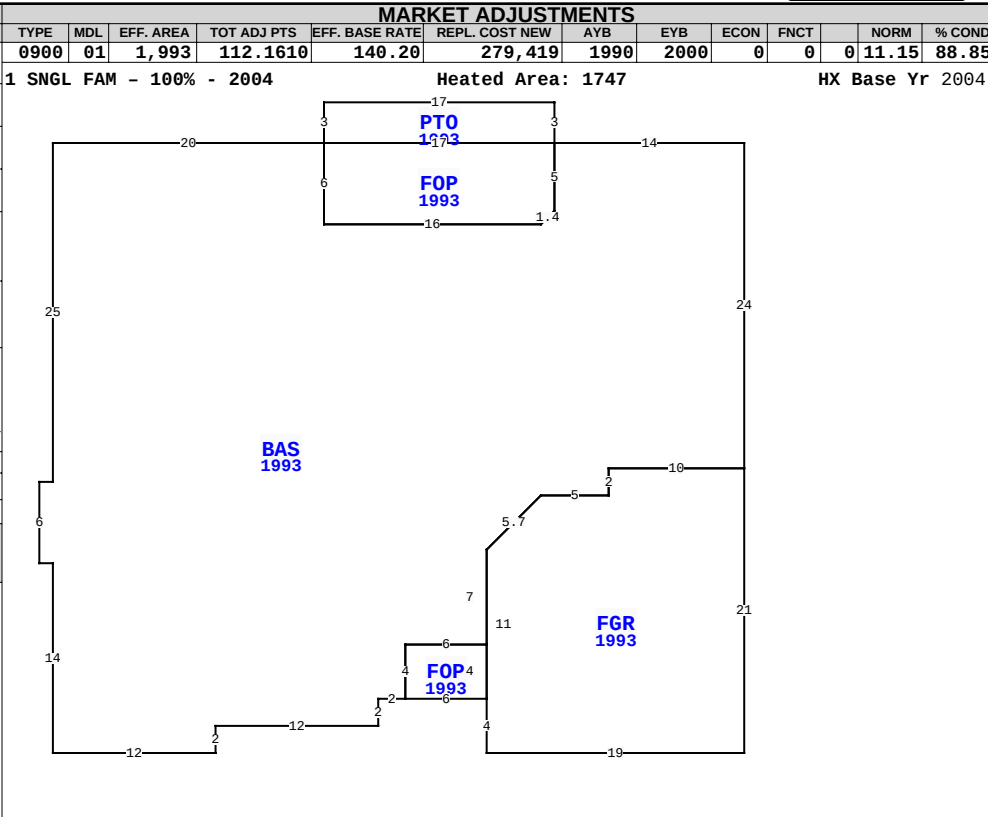
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,747            | 100         | 1,747        | 217,619              |
| FGR       | 373              | 55          | 205          | 25,536               |
| FOP       | 24               | 30          | 7            | 872                  |
| FOP       | 102              | 30          | 31           | 3,861                |
| PTO       | 51               | 5           | 3            | 374                  |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,297 |  | 1,993 | 248,264 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |    |    |        |    |          |                |
|----------------|------------|-------------|---------|----|----|--------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0500       | FP-PRE FAB  | 0 100   | 0  | 0  | 1.00   | UT | 3,500.00 | 3,500.00       |
| 2              | 0810       | CONCRETE A  | 0 100   | 38 | 16 | 608.00 | SF | 6.50     | 6.50           |
| 3              | 0861       | POOL GUNIT  | 0 100   | 28 | 14 | 424.00 | SF | 85.00    | 85.00          |
| 4              | 0845       | KOOL DECK   | 0 100   | 0  | 0  | 942.00 | SF | 7.25     | 7.25           |
| 5              | 0810       | CONCRETE A  | 0 100   | 51 | 3  | 153.00 | SF | 6.50     | 6.50           |
| 6              | 0962       | SKYLIGHT    | 0 100   | 0  | 0  | 2.00   | UT | 250.00   | 250.00         |

| LAND DESCRIPTION |          |     |                      |     |      |          |        |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|--------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT  | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 100 | 0003 | R-1      | 100.00 | 85.00 | 1.00        |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 05/12/2019 | BY | KBA |
|-------------|------------|----|-----|



|                                    |                     |    |           |            |     |
|------------------------------------|---------------------|----|-----------|------------|-----|
| 2800 RACHEAL AVE, FERNANDINA BEACH | BLD DATE 12/26/2013 | KK | LGL DATE  | 03/21/2024 | MLU |
|                                    | XF DATE             |    | LAND DATE |            |     |
|                                    | INC DATE            |    | AG DATE   |            |     |

| TOTAL OB/XF |            |             |         |    |    |        |    |          |                |
|-------------|------------|-------------|---------|----|----|--------|----|----------|----------------|
| L N         | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE |
| 1           | 0500       | FP-PRE FAB  | 0 100   | 0  | 0  | 1.00   | UT | 3,500.00 | 3,500.00       |
| 2           | 0810       | CONCRETE A  | 0 100   | 38 | 16 | 608.00 | SF | 6.50     | 6.50           |
| 3           | 0861       | POOL GUNIT  | 0 100   | 28 | 14 | 424.00 | SF | 85.00    | 85.00          |
| 4           | 0845       | KOOL DECK   | 0 100   | 0  | 0  | 942.00 | SF | 7.25     | 7.25           |
| 5           | 0810       | CONCRETE A  | 0 100   | 51 | 3  | 153.00 | SF | 6.50     | 6.50           |
| 6           | 0962       | SKYLIGHT    | 0 100   | 0  | 0  | 2.00   | UT | 250.00   | 250.00         |

| TOTAL OB/XF |            |             |         |    |    |        |    |          |                |
|-------------|------------|-------------|---------|----|----|--------|----|----------|----------------|
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|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 05/12/2019 | BY | KBA |
|-------------|------------|----|-----|

| NASSAU COUNTY PROPERTY    |                 |  |  |  |  |  |  |  |  |
|---------------------------|-----------------|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |                 |  |  |  |  |  |  |  |  |
| VALUATION BY              | STANDARD        |  |  |  |  |  |  |  |  |
| Tax Group: 2              | Tax Dist:       |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     | 248,264         |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  | 17,458          |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET | 215,000         |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        | 480,722         |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         | 222,251         |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            | 258,471         |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     | HX HB DX 55,000 |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        | 203,471         |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          | 480,722         |  |  |  |  |  |  |  |  |
| NCON VALUE                | 0               |  |  |  |  |  |  |  |  |
| INCOME VALUE              |                 |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   | 429,977         |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION       | AMT    | ISSUED     |
|------------|-------------------|--------|------------|
| 20132689   | RESIDE            | 1,500  | 11/22/2013 |
| 20122256   | 14 WINDOW REPLACE | 5,585  | 11/02/2012 |
| 20042265   | REROOF W/30YR SHN | 3,000  | 12/06/2004 |
| 7635       | SWIM POOL         | 13,000 | 04/12/1993 |
| 5879B      | NEW CONSTR        | 75,530 | 03/26/1990 |

| SALES DATA                     |           |              |        |        |           |               |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 1386/0435                      | 2/01/2006 | WD           | U      | I      | 01        | 80,600        |  |
| GRANTOR: BROWNING BARBARA J FO |           |              |        |        |           |               |  |
| GRANTEE: BROWNING BARBARA J    |           |              |        |        |           |               |  |
| 1043/1775                      | 3/15/2002 | WD           | U      | I      | 01        | 75,300        |  |
| GRANTOR: FOWLER BARBARA J      |           |              |        |        |           |               |  |
| GRANTEE: BROWNING LARRY E &    |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W14 PTO=[YR=1993] N3 W17 S3 FOP=[YR=1993]<br>S6E16 U1 R1 N5W17\$ E17 \$ S5 D1 L1 W16N6W20 S25 W1 S6 E1<br>S14E12 N2 E12 N2 E2 FOP=[YR=1993] E6 FGR=[YR=1993] S4 E19<br>N21 W10 S2 W5 D4 L4 S11\$ N4W6S4 \$ N4E6 N7 U4 R4 E5N2E10N24\$. |  |  |  |  |  |  |  |  |  |