LOT 30
IN OR 2230/363
FOREST HILLS 1 PB 2/76

BRODSKY MICHAEL A
502 STANLEY DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-128A-0030-0000

BUILDING CHARACTERISTICS

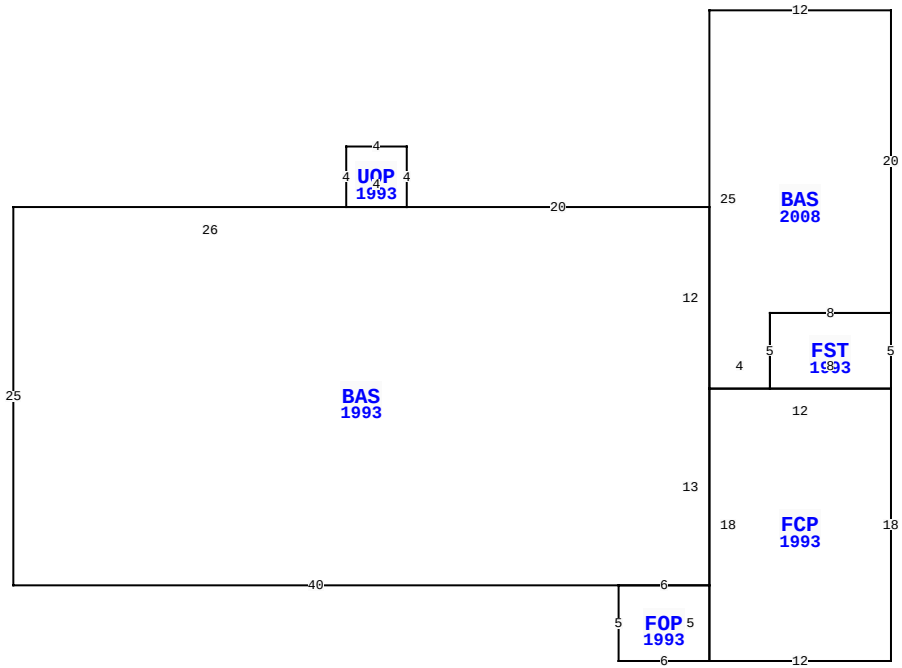
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	1,150	100	1,150	123,579
BAS	260	100	260	27,939
FCP	216	25	54	5,803
FOP	30	30	9	967
FST	40	55	22	2,364
UOP	16	20	3	322
TOTALS	1,712		1,498	160,975

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,498	124.9908	118.74	177,873	1955	2004	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1410 HX Base Yr 2019



BLD DATE	01/31/2018	KK	LGL DATE
XF DATE	01/31/2018	KK	LAND DATE
INC DATE			AG DATE

502 STANLEY DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		170,123
TOTAL MARKET OB/XF VALUE		14,316
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		409,439
SOH/AGL Deduction		159,672
ASSESSED VALUE		249,767
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		199,767
TOTAL JUST VALUE		409,439
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		402,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070071	XFOB	1,000	01/17/2007
4926	SWIM POOL	11,000	01/01/1989
4989	XFOB	1,000	01/01/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2230/0363	10/11/2018	WD	Q	I	01	335,000
GRANTOR: MCCOLLUM JAMIE DUKE						
GRANTEE: BRODSKY MICHAEL A						
1468/1759	1/02/2007	WD	U	I	21	289,000
GRANTOR: BRIDGES WALTER B &						
GRANTEE: MCCOLLUM JIMMIE E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 UOP=[YR=1993] N4 W4 S4E4 $ W26 S25 E40 FOP=[YR=1993] S5 E6 FCP=[YR=1993] E12 N18 W12S18$ N5W6$ E6 N13 BAS=[YR=2008] E4 FST=[YR=1993] E8 N5 W8S5$ N5 E8 N20 W12 S25 $ N12$.

EXTRA FEATURES

L N	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	0845	KOOL DECK	0	100	0	0	318.00	SF	7.25	7.25	100	1988	1988	3	54.5	1,256	
2	0861	POOL GUNIT	0	100	30	16	480.00	SF	85.00	85.00	100	1988	1988	3	20	8,160	
3	1242	WD DECK A	0	100	0	0	608.00	SF	10.00	10.00	100	1988	1988	3	20	1,216	
4	0810	CONCRETE A	0	100	25	14	350.00	SF	6.50	6.50	100	1955	1955	3	20	455	
5	0811	CONCRETE B	0	100	0	0	716.00	SF	5.20	5.20	100	1990	1990	3	59.5	2,215	
6	0681	POLE SHED	0	100	14	14	196.00	SF	22.50	22.50	100	1995	1995	3	23	1,014	

LAND DESCRIPTION

TOTAL OB/XF 14,316

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	92.00	194.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

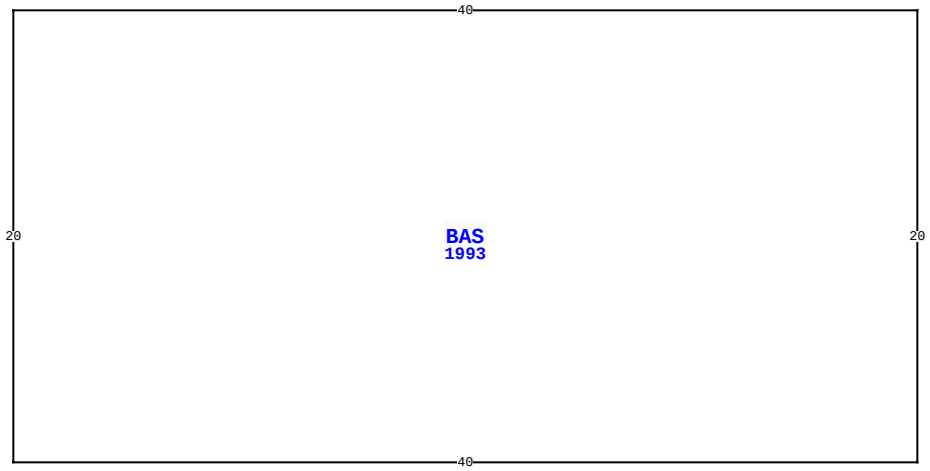
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	800	9,148
TOTALS	800		800	9,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	800	65.3400	22.87	18,296	1955	1985	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2019 Heated Area: 800 HX Base Yr 2019



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GRANTOR: BRIDGES WALTER B &						
GRANTEE: MCCOLLUM JIMMIE E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S20 E40 N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS