

E 72 FT OF S 1361/2 FT OF
N1/2 OF OUT LOT 3
IN OR 567 PG 1190

LIGON THOMAS G & LAURIE
1506 BROOME ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1600-0003-0060



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	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3 100	
Bathrooms	1 100	
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
NEIGHBORHOOD/LOC	1007.00		

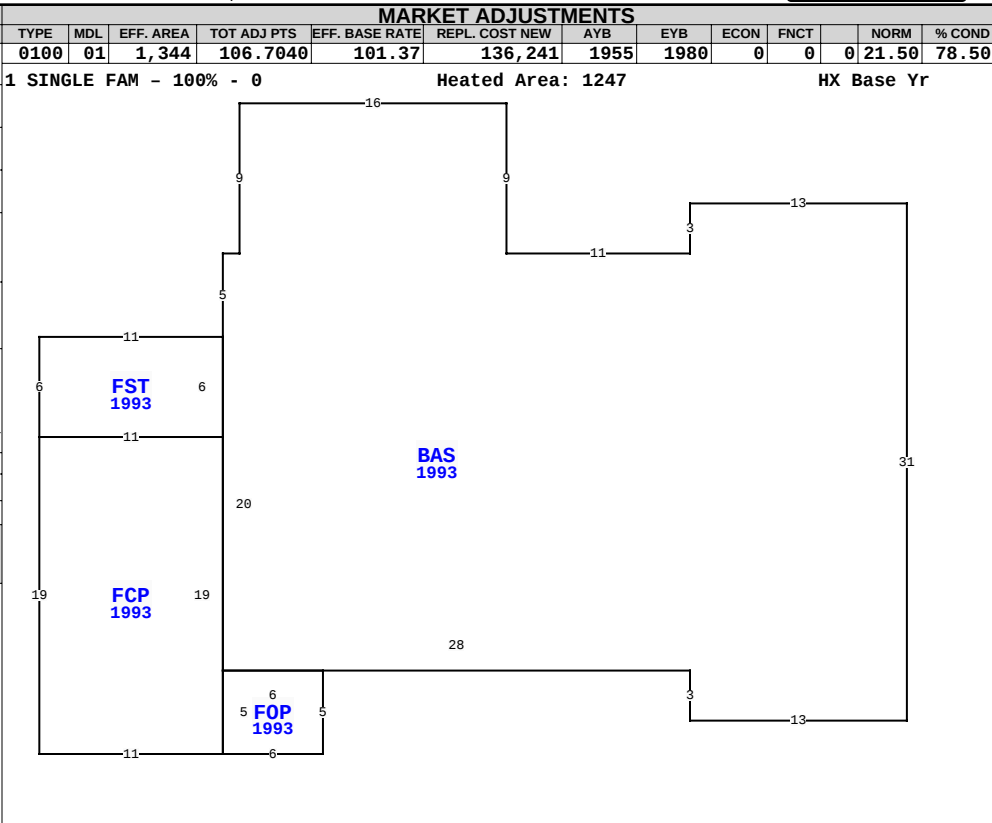
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,247	100	1,247	99,230
FCP	209	25	52	4,138
FOP	30	30	9	716
FST	66	55	36	2,864

TOTALS	1,552		1,344	106,949
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	1,493.00	SF	6.50
2	0510	GARAGE WD-	0	100	16	22	352.00	SF	35.00
3	0476	VF 6 SBPL	0	100	0	0	80.00	LF	32.00
4	1123	CB 8"	0	100	0	0	194.00	SF	6.15

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	0006	R-1	72.00	137.00	1.00

REVIEW DATE 05/12/2019 BY KBA



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

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1955	1955	3	20	1,941	
100	1980	1980	3	20	2,464	
100	2005	2005	3	66	1,690	
100	2005	2005	3	86	1,026	

TOTAL OB/XF									
7,121									

Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		106,949	
TOTAL MARKET OB/XF VALUE		7,121	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		339,070	
SOH/AGL Deduction		263,676	
ASSESSED VALUE		75,394	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		25,394	
TOTAL JUST VALUE		339,070	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		334,456	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0567/1190	4/18/1989	WD	Q	I		54,400	
GRANTOR: DRAKE JOHN & LORI							
GRANTEE: LIGON THOMAS & LAUR							
0499/0581	9/01/1986	WD	U	I		45,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W13 S3 W11 N9 W16 S9 W1 S5 FST=[YR=1993] W11 S6 FCP=[YR=1993] S19 E11 FOP=[YR=1993] E6 N5 W6 S5 \$ N19 W11 \$ E11 N6 \$ S20 E28 S3 E13 N31 \$.									