

W72 FT OF E215 FT OF N136.5 FT
OF S1/2 OF OUTLOT 4
OUTLOTS SUB U/R

CAVISTON MARY BETH
1503 BROOME ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1600-0004-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
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		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality 04 Quality Level 04

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	1,602	100	1,602	151,903
FCP	198	25	50	4,741
FOP	30	30	9	853
FST	45	55	25	2,370
TOTALS	1,875		1,686	159,868

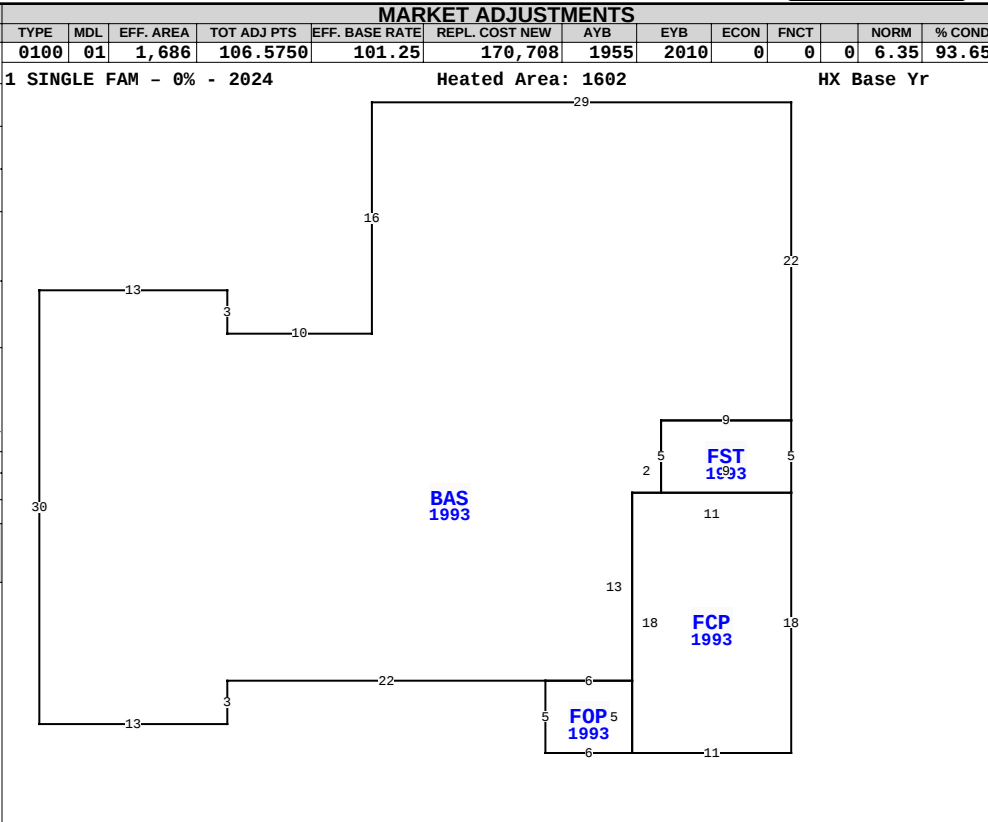
EXTRA FEATURES

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	0810	CONCRETE A	0	0	44	8			6.50	100	1955	1955	3	20	458	
2	0940	SHEDS/PORT	0	0	12	24			30.00	100	2002	2002	3	20	1,728	
3	1242	WD DECK A	0	0	30	12			10.00	100	2002	2002	3	20	720	
4	1242	WD DECK A	0	0	3	4			10.00	100	2002	2002	3	20	24	
5	0810	CONCRETE A	0	0	9	3			6.50	100	1955	1955	3	20	35	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0	0006	R-1	72.00	137.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 07/13/2020 BY DJA



1503 BROOME ST, FERNANDINA BEACH

BLD DATE	03/25/2015	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	159,868		
TOTAL MARKET OB/XF VALUE	2,965		
TOTAL LAND VALUE - MARKET	225,000		
TOTAL MARKET VALUE	387,833		
SOH/AGL Deduction	0		
ASSESSED VALUE	387,833		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	387,833		
TOTAL JUST VALUE	387,833		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	351,652		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20020540	REPAIR/RRF	1,000	04/02/2002
9145	REPAIR/RRF	4,500	06/14/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2693/701	2/05/2024	WD	Q	I	01	480,000
GRANTOR: ANDO HOLDINGS LLC						
GRANTEE: CAVISTON MARY BETH						
2615/0596	1/24/2023	WD	U	I	37	160,000
GRANTOR: BROWN MICHAEL D						
GRANTEE: ANDO HOLDINGS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 S16 W10 N3 W13 S30 E13 N3 E22

FOP=[YR=1993] S5 E6 FCP=[YR=1993] E11 N18 FST=[YR=1993] N5

W9 S5 E9 \$ W11 S18 \$ N5 W6 \$ E6 N13 E2 N5 E9 N22 \$.

Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS