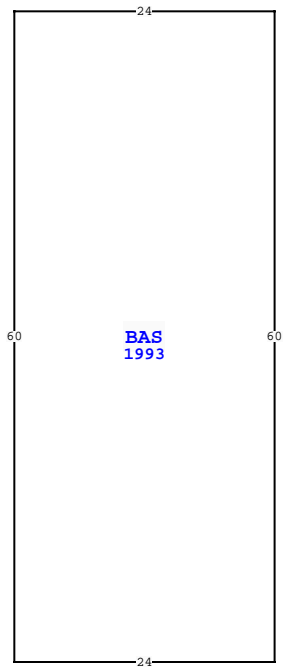


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	07	ASB SHNGLE 100		
Roof Structur	04	WOOD TRUSS 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	07	NONE 100		
Interior Floo	09	PINE WOOD 100		
Ceiling	04	NONE 100		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Plumbing		0 100		
Frame	02	WOOD FRAME 100		
Story Height		10 100		
RMS		1 100		
Stories	1.	1. 100		
Class	00	. 100		
Units		0 100		
BUD8 Adjustme	02	DIST FB 100		
Occupancy	00	OWNER OCC 100		
Quality	03	Quality Level 03		
DOR CODE	4800	WAREHOUSE-STORAGE		
MAP NUM		MKT AREA	01	
NEIGHBORHOOD/LOC		1004.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	7,508
TOTALS	1,440		1,440	7,508

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1		STOR WAREH - 0%	0		Heated Area: 1440					HX Base Yr		



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			7,508
TOTAL MARKET OB/XF VALUE			88
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			157,596
SOH/AGL Deduction			22,574
ASSESSED VALUE			135,022
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			135,022
TOTAL JUST VALUE			157,596
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			157,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172721	REPAIR/RRF	5,750	08/31/2017
6504B	REPAIR/RRF	4,000	04/23/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2344/1763	3/02/2020	WD	U	I	11	100
GRANTOR: DOUGLASS JOHN WESLEY						
GRANTEE: DOUGLASS FAMILY TRU						
1972/0147	3/30/2015	PR	U	I	19	100
GRANTOR: DOUGLAS JOHN WESLEY I						
GRANTEE: DOUGLAS JOHN WESLEY						

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	1242	WD DECK A	0	0	11	4			10.00	100	1990	1990	3	20	88	

131 BROOME ST, FERNANDINA BEACH

BLD DATE	12/28/2021	KK	LGL DATE	
XF DATE	12/28/2021	KK	LAND DATE	05/25/2023
INC DATE			AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W24 S60 E24 N60\$ .	

LAND DESCRIPTION																	TOTAL OB/XF									
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	004800	C	WAREHOUSE	0	0006	I-1	75.00	100.00	7,500.00	SF		1.00	1.00	1.00	20.00	20.00	150,000									