



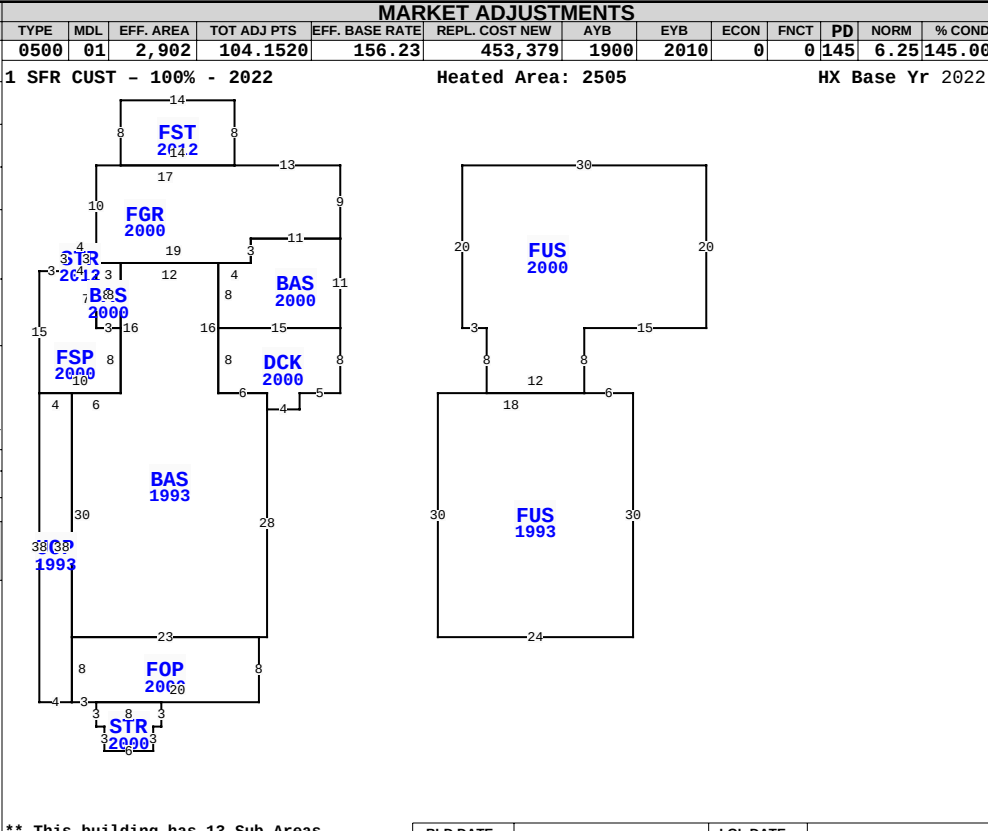
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	11	BD/BTN AVG 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	03	PLASTER 10
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
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NEIGHBORHOOD/LOC	1005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	912	206,599
BAS	24	100	24	5,438
BAS	153	100	153	34,659
DCK	128	10	13	2,945
FGR	327	55	180	40,775
FOP	184	30	55	12,460
FSP	129	40	52	11,780
FST	112	55	62	14,045
FUS	720	100	720	163,105
FUS	696	100	696	157,667
TOTALS	3,591		2,902	657,400



** This building has 13 Sub-Areas

301 BROOME ST, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/30/2024 MLU

EXTRA FEATURES													TOTAL OB/XF			
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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1940	1940	3	20	400
2	0462	ST/AL FNC	0	100	172	4	688.00	SF	10.00	10.00	100	2007	2007	3	48	3,302
3	0462	ST/AL FNC	0	100	123	6	738.00	SF	6.60	6.60	100	2007	2007	3	48	2,338
4	0825	BRICK	0	100	8	5	40.00	SF	12.50	12.50	100	1960	1960	3	38.2	191
5	0810	CONCRETE A	0	100	30	18	540.00	SF	6.50	6.50	100	2000	2000	3	79	2,773
6	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2012	2012	3	93	145

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
1	000100	C	SFR	100	0003	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 2		
BUILDING MARKET VALUE										Tax Dist:		
TOTAL MARKET OB/XF VALUE										657,400		
TOTAL LAND VALUE - MARKET										9,149		
TOTAL MARKET VALUE										200,000		
SOH/AGL Deduction										866,549		
ASSESSED VALUE										92,986		
TOTAL EXEMPTION VALUE										HX HB		
BASE TAXABLE VALUE										773,563		
TOTAL JUST VALUE										50,000		
NCON VALUE										723,563		
INCOME VALUE										866,549		
PREVIOUS YEAR MKT VALUE										0		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111856	84 SF SHED	950	10/07/2011
20111408	RE-ROOF METAL	2,440	08/18/2011
20090927	H/AC	3,500	07/15/2009
20090019	REPLACE 21 WINDOW	14,000	01/08/2009
20070879	148LF METAL FENCE	10,500	05/21/2007
2002565	ADDITION & REMODE	10,000	03/27/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2424/1346	1/11/2021	WD	Q	I	01	850,000
GRANTOR: SCHERER ELLEN P						
GRANTEE: MAGUIRE CAITLIN Q &						
2234/0078	10/25/2018	WD	Q	I	02	557,500
GRANTOR: CUTAJAR JOSEPH J						
GRANTEE: SCHERER ELLEN P						

BUILDING NOTES																
BUILDING DIMENSIONS																
FGR=[YR=2000] W13 FST=[YR=2012] N8W14S8 E14\$ W17 S10																
STR=[YR=2012] W4S3 FSP=[YR=2000] W3S15 UOP=[YR=1993] S38 E4																
FOP=[YR=2000] E3 STR=[YR=2000] S3E1S3 E6 N3E1N3W8\$E20 N8																
BAS=[YR=1993] E1 N28 DCK=[YR=2000] E4N2E5N8 BAS=[YR=2000]																
N11W11S3W4S8E15\$ W15S8E6S2\$ N2 W6N16W12 BAS=[YR=2000]																
W3S8E3N8\$ S16 W6S30E23\$ W23 S8 \$ N38 W4\$ E10 N8W3																
N7W4\$E4N3\$S2E19N3E11N9\$ PTR= E15 FUS=[YR=2000] E30S20 W15 S8																
FUS=[YR=1993] E6 S30 W24N30 E18 \$ W12 N8 W3 N20 \$ W15 \$.																