

BLOCK 34 W46 FT OF LOT 1
IN OR 2115/1045
CITY OF FDNA BEACH

FITZGERALD MARK M & JACKIE K
95083 BUCKEYE CT
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0034-0012



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 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	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	1,050	167,731
FSP	42	40	17	2,716
UOP	91	20	18	2,875
TOTALS	1,183		1,085	173,322

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0511	GARAGE CB-	0	0	12	24	288.00	SF	40.00	40.00	
2	0825	BRICK	0	0	12	4	48.00	SF	6.25	6.25	
3	0825	BRICK	0	0	7	6	42.00	SF	12.50	12.50	
4	0810	CONCRETE A	0	0	0	0	456.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0006	R-2	46.00	100.00	46.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,085	135.9556	169.94	184,385	1900	2010	0	0	6.00	94.00
1 SNGL FAM - 0% - 0 Heated Area: 1050 HX Base Yr											
603 BROOME ST, FERNANDINA BEACH											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		173,322	
TOTAL MARKET OB/XF VALUE		6,955	
TOTAL LAND VALUE - MARKET		184,000	
TOTAL MARKET VALUE		364,277	
SOH/AGL Deduction		0	
ASSESSED VALUE		364,277	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		364,277	
TOTAL JUST VALUE		364,277	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		333,811	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110481	H/AC	4,500	04/05/2011
20010677	4'PICKET FENCE	1,000	04/17/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2115/1045	4/21/2017	WD Q	I	01		297,000	
GRANTOR: JOHNSON WESLEY L ET A							
GRANTEE: FITZGERALD MARK M &							
1572/0690	6/17/2008	DG U	I	07		100	
GRANTOR: JOHNSON WESLEY L & MA							
GRANTEE: JOHNSON SUSAN MERCE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W19 FSP=[YR=1993] W7 S6 E7 N6\$ S6 W7 S31											
UOP=[YR=1993] S7 E13 N7 W13\$ E13 S10 E13 N47\$.											