

BLOCK 78 LOT W55' OF LOT 1
IN OR 2191/1929
CITY OF FDNA BEACH

SMITH SUSAN E &/BULETTI DANIEL
33 CULVER LANE
EAST MORICHES, NY 11940

2024

00-00-31-1800-0078-0012



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	08	DECORATIVE 30
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1001.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,018	100	1,018	107,558
DCK	415	10	42	4,438
FOP	175	30	52	5,494
FUS	660	100	660	69,733
UBM	272	20	54	5,706
TOTALS	2,540		1,826	192,928

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0810	CONCRETE A	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
			0	0	40	3	120.00	SF	6.50	6.50	100	1999	1999	3	77	601	

LAND DESCRIPTION			TOTAL OB/XF 601														
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
1	000100	C	SFR	0	0006	R-2	55.00	100.00	55.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	220,000

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900 01 1,826 105.0000 131.25 239,662 1900 1997 0 0 0 19.50 80.50

1 SNGL FAM - 0% - 0 Heated Area: 1678 HX Base Yr

UBM 2006

DCK 2017

BAS 1993

FUS 1993

FOP 1993

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

04/30/2024 MLU

901 BROOME ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		192,928	
TOTAL MARKET OB/XF VALUE		601	
TOTAL LAND VALUE - MARKET		220,000	
TOTAL MARKET VALUE		413,529	
SOH/AGL Deduction		156,335	
ASSESSED VALUE		257,194	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		257,194	
TOTAL JUST VALUE		413,529	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		378,109	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170274	DECK, STRS	6,562	01/30/2017

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170274	DECK, STRS	6,562	01/30/2017

BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1993] W1 N9 DCK=[YR=2017] E4 N22 W21 S10 W6 S12 E6 N7 E17 S7\$ N7 W17 S7 W6 S9 W6S10 W4 S8 E4 S4 E2 FOP=[YR=1993] S7 E25 N7 W25 \$ E28 N22 \$ PTR= E15 FUS=[YR=1993] E30 S22 W30 N22 \$ W15 \$ PTR= N40 UBM=[YR=2006] N16 W17 S16 E17 \$ S40 \$.						