BLOCK 78 LOT W 55 FT OF 8
IN OR 221 PG 535
CITY OF FDNA BEACH

LEWIS EMMA VIRGINIA
PO BOX 360
FERNANDINA BEACH, FL 32035-0360

2024

00-00-31-1800-0078-0082

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 90
Exterior Wall	03	BELOW AVG. 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 90
Roof Cover	01	MINIMUM 10
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

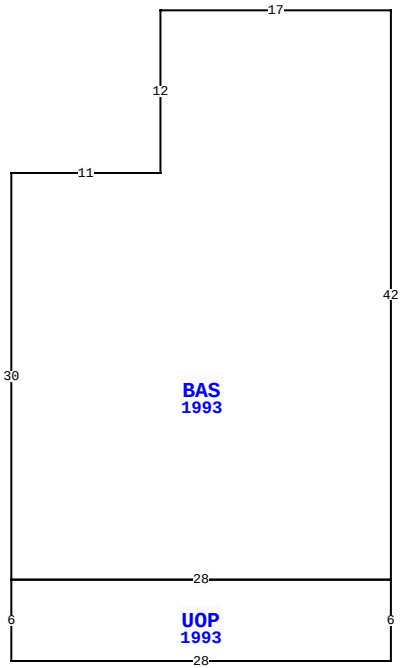
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,044	100	1,044	44,634
UOP	168	20	34	1,454
TOTALS	1,212		1,078	46,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,078	79.6537	75.67	81,572	1900	1970	0	0	15	28.50	56.50

1 SINGLE FAM – 100% - 1978 Heated Area: 1044 HX Base Yr 1978



BLD DATE	01/14/2014	KK	LGL DATE
XF DATE			LAND DATE 04/30/2024 MLU
INC DATE			AG DATE

909 BROOME ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		46,088
TOTAL MARKET OB/XF VALUE		115
TOTAL LAND VALUE - MARKET		220,000
TOTAL MARKET VALUE		266,203
SOH/AGL Deduction		243,816
ASSESSED VALUE		22,387
TOTAL EXEMPTION VALUE	HX HB	22,387
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		266,203
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,792

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010725	REPAIR PORCH & ST	1,000	04/20/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0221/0535	1/01/1976	WD	Q	I		5,500
GRANTOR:						
GRANTEE:						
0089/0106	1/01/1969	TA	U	I		3,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 S12 W11 S30 UOP=[YR=1993] S6 E28 N6W28$ E28 N42$.

EXTRA FEATURES

LN	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	0825	BRICK	0	100	4	6	24.00	SF	12.50	12.50	100	1960	1960	3	38.2	115	

LAND DESCRIPTION

TOTAL OB/XF 115

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	100	0006	R-2	55.00	100.00	55.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	220,000							

REVIEW DATE 05/16/2019 BY DJA Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 08/06/2024 BY SYS