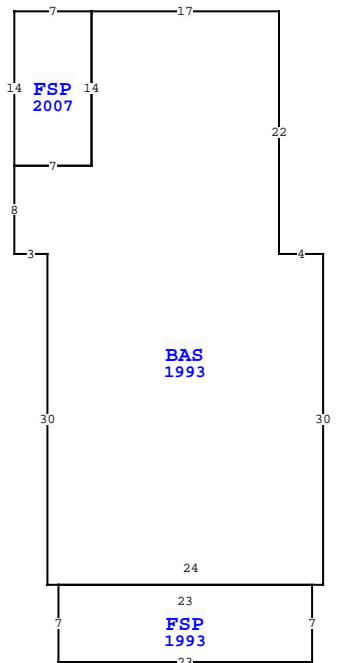


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	07	ASB SHNGLE 80	
Exterior Wall	03	BELOW AVG. 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	08	SHT VINYL 100	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
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
BAS	1,180	100	1,180
FSP	161	40	64
FSP	98	40	39
TOTALS	1,439		1,283

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
1	SINGLE FAM	- 0%	- 0	78.84	101,152	1944	1965	0	0	10	39.00	51.00	Heated Area: 1180 HX Base Yr	



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			51,588
TOTAL MARKET OB/XF VALUE			480
TOTAL LAND VALUE - MARKET			160,000
TOTAL MARKET VALUE			212,068
SOH/AGL Deduction			116,755
ASSESSED VALUE			95,313
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			95,313
TOTAL JUST VALUE			212,068
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			189,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200122	REMODEL	7,400	03/20/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2084/0553	11/18/2016	WD Q	Q I	01	60,900	
GRANTOR: GALLOWAY JOHN JR						
GRANTEE: FEATHERSTONE CATHER						
2044/0126	4/25/2016	FJ U	I 11		0	
GRANTOR: MCNEAL DAPHNE FLOYD E						
GRANTEE: GALLOWAY JOHN JR						

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	0940	SHEDS/PORT	0	0	8	10		80.00	SF	30.00				480	

912 BROOME ST, FERNANDINA BEACH

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

BUILDING NOTES													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS													
BAS=[YR=1993] W17 FSP=[YR=2007] W7 S14 E7 N14\$ S14 W7 S8 E3 S30 E1 FSP=[YR=1993] S7 E23 N7W23\$ E24 N30 W4 N22\$.													

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	000100	C	SFR	0	0006	R-2	40.00	75.00	40.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	160,000							