BLOCK 81 LOT 8
IN OR 2192/1967
CITY OF FDNA BEACH

MACKIE JUDITH & LAWRENCE
1011 BROOME ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0081-0080

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

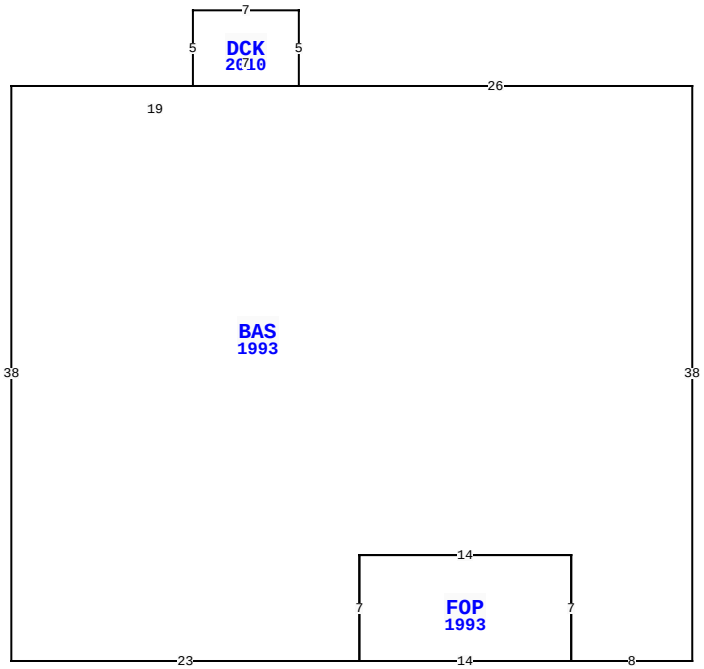
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	1,612	142,600
DCK	35	10	4	354
FOP	98	30	29	2,565
TOTALS	1,745		1,645	145,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,645	102.3264	97.21	159,910	1963	2005	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1612 HX Base Yr 2019



1011 BROOME ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		145,518
TOTAL MARKET OB/XF VALUE		94
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		545,612
SOH/AGL Deduction		358,287
ASSESSED VALUE		187,325
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		137,325
TOTAL JUST VALUE		545,612
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		489,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101064	H/AC	3,200	06/28/2010
20100925	REMODEL	400	06/03/2010
20100840	REMODEL	450	05/19/2010
4957	XFOB	1,020	08/01/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2192/1967	4/27/2018	WD	Q	I	01	220,000
GRANTOR: ALTMAN DAVID L						
GRANTEE: MACKIE JUDITH & LAW						
1755/1482	9/12/2011	WD	Q	I	02	128,000
GRANTOR: ICO EQUITY SOLUTIONS						
GRANTEE: ALTMAN DAVID L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 DCK=[YR=2010] N5W7S5E7$ W19S38 E23
FOP=[YR=1993] E14 N7 W14 S7$ N7 E14 S7 E8 N38$.

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	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	1964	1964	3	20	94	

LAND DESCRIPTION

TOTAL OB/XF 94

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	100.00	100.00	100.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	400,000							

REVIEW DATE 05/17/2019 BY DJA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/06/2024 BY SYS