BLK 244 TRACT A OF LOT 5
IN OR 1837/770
CITY OF FDNA BEACH S/D OF

SHORELINE RENTAL INVESTMENTS LLC
1299 GERBING RD
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0244-05A0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

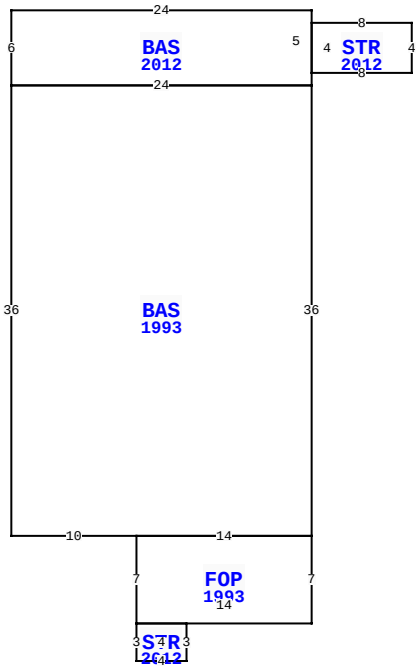
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	864	100	864	131,789
BAS	144	100	144	21,965
FOP	98	30	29	4,424
STR	12	10	1	152
STR	32	10	3	458
TOTALS	1,150		1,041	158,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,041	129.8160	162.27	168,923	1935	2010	0	0	0	6.00	94.00

1 SNGL FAM – 0% - 0 Heated Area: 1008 HX Base Yr



1300 BROOME ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2024 TD
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	158,788
TOTAL MARKET OB/XF VALUE	206
TOTAL LAND VALUE - MARKET	109,650
TOTAL MARKET VALUE	268,644
SOH/AGL Deduction	111,747
ASSESSED VALUE	156,897
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	156,897
TOTAL JUST VALUE	268,644
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	172,199

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120229	H/AC	4,000	02/09/2012
20120189	REMODEL	1,500	02/06/2012
20112094	REMODEL	3,000	11/18/2011
20112000	ADDITION	26,000	11/08/2011
20111052	ADDITION	15,300	06/27/2011
20110982	HOUSEMVING	1,000	06/16/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1837/0770	1/23/2013	WD	U	I	11	100
GRANTOR: LONG H VERNON & MARYL						
GRANTEE: SHORELINE RENTAL IN						
1730/1894	3/25/2011	WD	Q	V	02	33,000
GRANTOR: KOLKE JERI						
GRANTEE: LONG VERNON & MARYL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W24S6 BAS=[YR=1993] S36 E10 FOP=[YR=1993] S7
STR=[YR=2012] S3E4N3W4$ E14N7W14$ E14N36W24$ E24N1
STR=[YR=2012] E8N4W8S4$ N5$.

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	0	0	0	34.00	SF	6.50	6.50	100	2012	2012	3	93	206	

LAND DESCRIPTION

TOTAL OB/XF 206

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	0	0006	MU-1			4,386.00	SF		1.00	1.00	1.00	25.00	25.00	109,650							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.10 Total Land Value: 109,650 Market: 0 Agricultural: 0 Common: 109,650 PRINTED 08/06/2024 BY SYS