



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 80		
Exterior Wall	20	FACE BRICK 20		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	12	HARDWOOD 90		
Interior Floor	11	CLAY TILE 10		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	02	DIST FB 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	1,438	100	1,438	184,229
FOP	105	30	32	4,100
UGR	490	45	220	28,185
TOTALS	2,033		1,690	216,514

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,690	116.8000	146.00	246,740	1945	2000	0	0	0	12.25	87.75
1 SNGL FAM - 100% - 2023			Heated Area: 1438				HX Base Yr 2023					
BAS 1996												
UGR 1997												
FOP 1996												
</												

EXTRA FEATURES										1306 BROOME ST, FERNANDINA BEACH				INC DATE		AG DATE		04/24/2024		13	
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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	79	1,580					
2	0810	CONCRETE A	0	100	0	0	1,176.00	SF	6.50	6.50	100	1997	1997	3	73	5,580					
3	0810	CONCRETE A	0	100	23	4	92.00	SF	6.50	6.50	100	1997	1997	3	73	437					

LAND DESCRIPTION										TOTAL OB/XF								7,597	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE		
1	000100	C	SFR	100	0006	MU-1			8,772.00	SF		1.00	1.00	1.00	25.00	25.00	219,300		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			216,514
TOTAL MARKET OB/XF VALUE			7,597
TOTAL LAND VALUE - MARKET			219,300
TOTAL MARKET VALUE			443,411
SOH/AGL Deduction			231,974
ASSESSED VALUE			211,437
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			161,437
TOTAL JUST VALUE			443,411
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			354,785

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051738	ELEC OTHER	1,000	05/05/2005
20021924	REPAIR/RRF	1,000	11/11/2002
10319	ADDITION	5,000	02/19/1997
959320	REMODEL	10,000	09/26/1995
959219	REMODEL	10,000	07/25/1995
8641	REPAIR/RRF	2,000	10/24/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2540/1014	2/11/2022	WD Q	Q	I	01	440,000
GRANTOR: LE LAIT ALAIN P & CHR						
GRANTEE: STRAND GLORIA L & H						
1995/1432	7/17/2015	WD Q	Q	I	01	181,000
GRANTOR: VANZANT JOSEPH RAY						
GRANTEE: LE LAIT ALAIN P & C						

BUILDING NOTES												
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BUILDING DIMENSIONS												
UGR=[YR=1997] W14 BAS=[YR=1996] W47 S40 FOP=[YR=1996] S5 E25 N5 W3 D2 L1 W4 U2 L1 W7 D2 L1 W4 U2 L1 W3\$ E3 D2 R1 E4 R1 U2 E7 D2 R1 E4 U2 R1 E3 N21 E22 N19 \$ S35 E14 N35 \$.												