

BLK 244 N 81 FT OF TRACT A OF
LOT 6 IN OR 1382/1533
CITY OF FDNA BEACH S/D OF

HUGHES ANDREW MORGAN
1324 BROOME ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0244-06A1



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	03
Interior Wall	05
Interior Floo	12
Interior Floo	11
Air Condition	03
Heating Type	04
Bedrooms	
Bathrooms	
Frame	02
Stories	1.
Units	
BUD8 Adjustme	02
Occupancy	00

Quality	03
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	888	100	888	120,863
FSP	112	40	45	6,125
TOTALS	1,000		933	126,988

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	0819	CONC 12"	0	100	5	4			20.00	SF	9.50				38	
2	0940	SHEDS/PORT	0	100	9	16			144.00	SF	33.00				1,140	
3	1244	WD DECK EX	0	100	4	4			16.00	SF	18.50				118	
4	0810	CONCRETE A	0	100	0	0			912.00	SF	6.50				5,098	

LAND DESCRIPTION	
L N	USE CODE
1	000100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	933	122.6880	153.36	143,085	1955	2000	0	0	0	11.25	88.75	
1 SNGL FAM - 100% - 2019 Heated Area: 888 HX Base Yr 2019													
1324 BROOME ST, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
04/24/2024 TD													

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
1	0819	CONC 12"	0	100	5	4			20.00	SF	9.50		
2	0940	SHEDS/PORT	0	100	9	16			144.00	SF	33.00		
3	1244	WD DECK EX	0	100	4	4			16.00	SF	18.50		
4	0810	CONCRETE A	0	100	0	0			912.00	SF	6.50		

TOTAL OB/XF													
6,394													
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
1	000100	C	SFR	100	0006	MU-1			4,131.00	SF		1.00	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		126,988	
TOTAL MARKET OB/XF VALUE		6,394	
TOTAL LAND VALUE - MARKET		103,275	
TOTAL MARKET VALUE		236,657	
SOH/AGL Deduction		135,727	
ASSESSED VALUE		100,930	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		50,930	
TOTAL JUST VALUE		236,657	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		161,313	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120289	OTHER	1,000	02/22/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1382/1533	1/18/2006	QC	U	I	01	100	
GRANTOR: HUGHES ANDREW M & BET							
GRANTEE: HUGHES ANDREW MORGA							
0771/0728	9/18/1996	WD	Q	I		53,000	
GRANTOR: HARDRICK CHARLES M &							
GRANTEE: BAUGHER BETH ANN &							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W5 N7 W12 S7 W7 S10 W3 S12 E3 S10 E10													
FSP=[YR=1993] S8 E14 N8 W14 \$ E14 N32 \$.													