

E1/2 OF S1/2 OF SUB LOT B OF 1
& E1/2 OF SUB LOT D OF 1
IN OR 2395/1880

WOLFORD KIM ANNETTE
1315 BROOME STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0245-01B2



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	10	ABOVE AVG 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

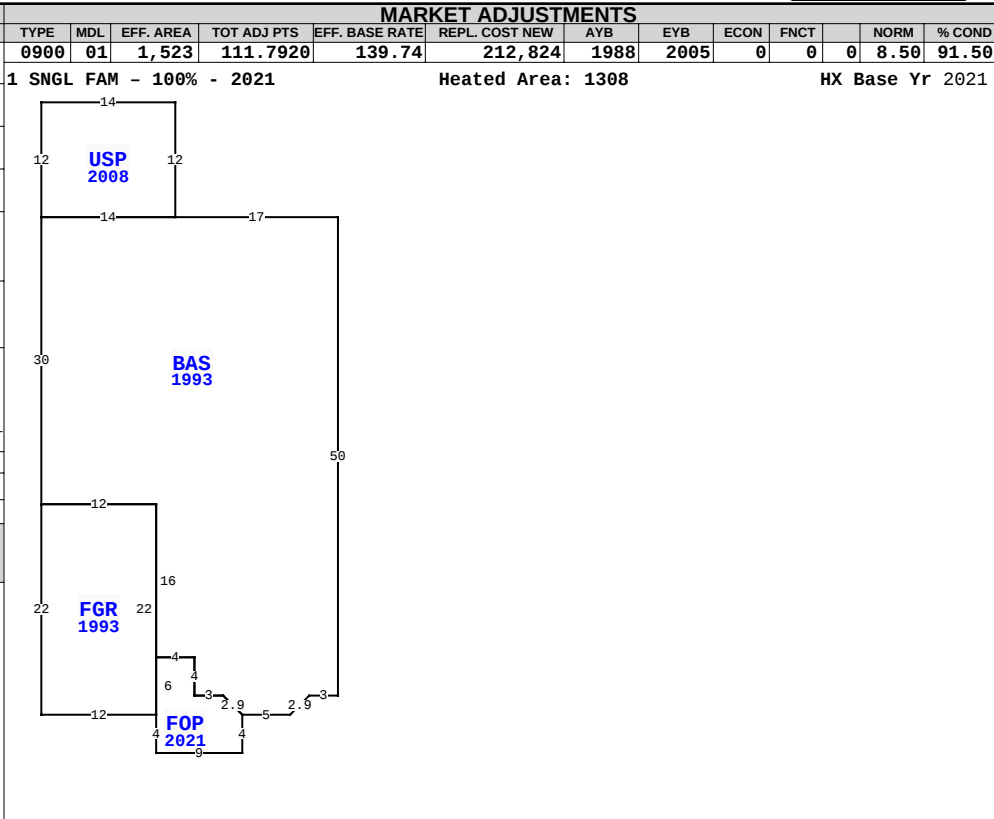
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,308	100	1,308	167,244
FGR	264	55	145	18,540
FOP	68	30	20	2,557
USP	168	30	50	6,393

TOTALS	1,808		1,523	194,734
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0810	CONCRETE A	0 100	50	9	450.00	SF	6.50	
3	0810	CONCRETE A	0 100	7	3	21.00	SF	6.50	
4	0476	VF 6 SBPL	0 100	0	0	74.00	LF	32.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-2	50.00	129.00	1.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF									
1315 BROOME ST, FERNANDINA BEACH									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					194,734				
TOTAL MARKET OB/XF VALUE					5,755				
TOTAL LAND VALUE - MARKET					125,000				
TOTAL MARKET VALUE					325,489				
SOH/AGL Deduction					98,358				
ASSESSED VALUE					227,131				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					177,131				
TOTAL JUST VALUE					325,489				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					316,977				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211157	REPAIR/RRF	0	03/15/2021
20100706	H/AC	4,000	04/30/2010
20071465	REPAIR/RRF	5,290	08/08/2007
5012	NEW CONSTR	54,250	09/21/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2395/1880	9/10/2020	WD	Q	I	02	312,500	
GRANTOR: LAVALLEY JOAN L/E							
GRANTEE: WOLFORD KIM ANNETTE							
1574/0463	6/27/2008	WD	U	I	18	110,000	
GRANTOR: LAVALLEY WILLIAM & JO							
GRANTEE: LAVALLEY WILLIAM &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W17 USP=[YR=2008] N12 W14 S12 E14\$ W14 S30									
FGR=[YR=1993] S22 E12FOP=[YR=2021] S4 E9N4 U2 L2 W3 N4 W4									
S6\$ N22 W12\$ E12 S16 E4 S4 E3 R2 D2 E5 R2 U2 E3 N50\$.									