BLOCK 245 SUB C OF 1
IN OR 2667/964
REPLAT OF BLOCK 245 PB 2/54

RYALS JOSEPH J L/E/
PO BOX 202
FERNANDINA BEACH, FL 32035-0202

2024

00-00-31-1800-0245-01C0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	02	ROLL COMP 30
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
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

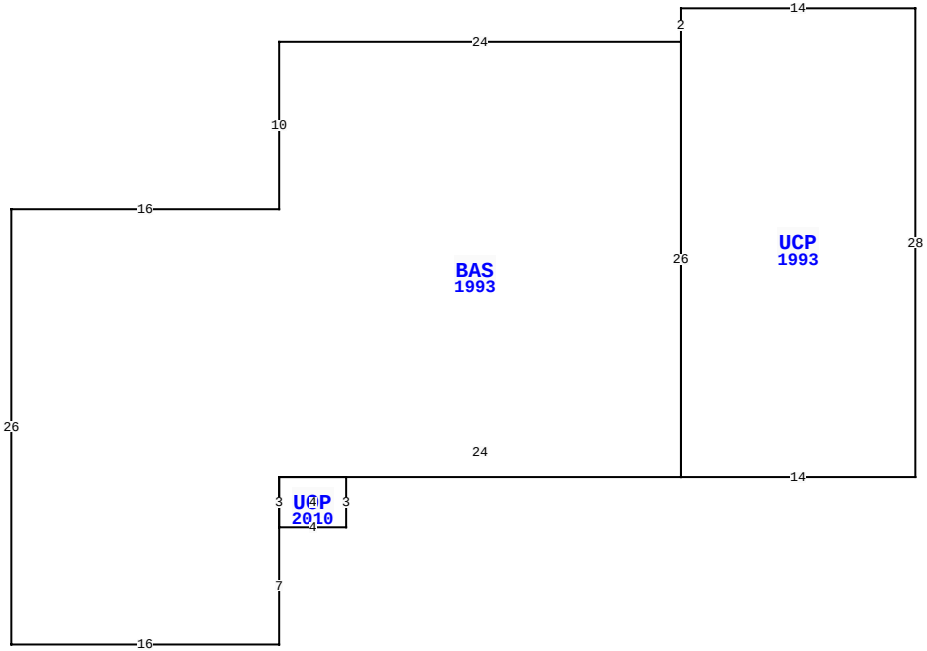
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	57,289
UCP	392	20	78	4,297
UOP	12	20	2	110
TOTALS	1,444		1,120	61,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,120	76.8500	73.01	81,771	1938	1985	0	0	0	24.55	75.45

1 SINGLE FAM – 100% - 1999 Heated Area: 1040 HX Base Yr 1999



1301 BROOME ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		61,696
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		186,696
SOH/AGL Deduction		131,258
ASSESSED VALUE		55,438
TOTAL EXEMPTION VALUE	HX HB	30,438
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		186,696
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102184	REPAIR/RRF	800	12/27/2010
20040659	REPAIR/RRF	1,000	02/11/2005
20040659	REPAIR/RRF	1,000	04/06/2004
20010790	OTHER	0	04/26/2001
5491	REPAIR/RRF	3,000	07/26/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2667/964	9/15/2023	LE	U	I	11	100
GRANTOR: RYALS JOSEPH J						
GRANTEE: RYALS IDA LINDSAY						
0822/0905	2/12/1998	WD	U	I	18	100
GRANTOR: RYALS RENNER A						
GRANTEE: RYALS RENNER A L/E						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W14 S2 BAS=[YR=1993] W24 S10 W16 S26 E16N7
UOP=[YR=2010] E4N3W4S3 $ N3 E24 N26$ S26 E14 N28$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	86.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/06/2024 BY SYS