

BROUSSARD PAUL M & JENNIFER
85061 WILLISTON CT
FERNANDINA BEACH, FL 32034

24-2N-27-0721-0099-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	11	CLAY TILE 50		
Interior Floo	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC		4085.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,772	100	1,772	226,655
FGR	656	55	361	46,176
FOP	136	30	41	5,244
FOP	190	30	57	7,291
FST	132	55	73	9,337
FUS	900	100	900	115,119
STR	70	10	7	896
TOTALS	3,856		3,211	410,718

EXTRA FEATURES	
L N	OB/XF CODE
1	0855

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
CONC PAVER	0 100	0	0	1,110.00	SF	10.00	10.00	100	2018	2018	3	97	10,767	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,211	104.4200	130.52	419,100	2018	2018	0	0	2.00	98.00

1 SNGL FAM - 100% - 2019

Heated Area: 2672

HX Base Yr 2019

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		410,718	
TOTAL MARKET OB/XF VALUE		10,767	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		496,485	
SOH/AGL Deduction		216,087	
ASSESSED VALUE		280,398	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		230,398	
TOTAL JUST VALUE		496,485	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		478,070	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18012137	CO ISSUED	0	12/12/2018
18006591	NEW CONSTR	353,319	06/26/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2366/0695	4/20/2020	QC	U	I	11	100	

GRANTOR: BROUSSARD PAUL M & JE

GRANTEE: BROUSSARD PAUL M &

2244/0493 12/13/2018 SW Q I 01 194,242

GRANTOR: AVH NORTH FLORIDA LLC

GRANTEE: BROUSSARD PAUL M &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W20 FOP=[YR=2018] N10 W19 S10E19\$ W19 S58
FOP=[YR=2018] S6 E19 N8 FGR=[YR=2018] E20 N1 E12 N19 W29 N2
W4 S22 E1\$ W1 N2 W5 S4 W13\$ E13 N4 E5 N20 E4 S2 E17 N36\$
PTR=[YR=2018] E30 FUS=[YR=2018] E19 S10 STR=[YR=2018] E10
S7 FST=[YR=2018] E1 S12 W11 N12 E10\$W10 N7\$ S36 W6S2 W13 N48 \$ W30\$.

LAND DESCRIPTION

TOTAL OB/XF 10,767

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 04/25/2019 BY TW

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS