

BRODNICK SARA
PO BOX 15095
FERNANDINA BEACH, FL 32035

2025



BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 70
Exterior Wall12CEDAR 30
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo14CARPET 80
Interior Floo08SHT VINYL 20
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms3 100
Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
 1. 1. 100
 0 100
BUD8 Adjustme Occupancy05DIST 1A 100
 00 NONE 100

Quality06Quality Level 06
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA02
NEIGHBORHOOD/LOC2009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1993	1,104	161,722
FEP	240	80	1993	192	28,126
FGR	312	55	1993	172	25,196
FOP	60	30	1993	18	2,637
PTO	216	5	1993	11	1,611

TOTALS	1,932			1,497	219,292
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CONSTRUCTIONTYPEMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYBECONFNCTEYBNORM% COND0900011,497132.3144174.66261,4661985199000016.1383.87

MARKET ADJUSTMENTS

VALUATION BYSTANDARDTax Group: 8Tax Dist:
BUILDING MARKET VALUE219,292
TOTAL MARKET OB/XF VALUE2,364
TOTAL LAND VALUE - MARKET200,000
TOTAL MARKET VALUE421,656
SOH/AGL Deduction0
ASSESSED VALUE421,656
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE421,656
TOTAL JUST VALUE421,656
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE360,995

PERMIT NUMDESCRIPTIONAMTISSUEDR1213171REPAIR/RRF2,00010/01/2012

SALES DATAOFF RECORD NumberDATEINSTQU / I / V / IRSN CD SALE PRICE2124/16976/01/2017QC U I I11100GRANTOR: BRODNICK ALANGRANTEE: BRODNICK ALAN & SAR2124/09476/01/2017QC U I I11100GRANTOR: BRODNICK ALANGRANTEE: BRODNICK ALAN & SAR

BUILDING NOTES

BUILDING DIMENSIONSPTO=[YR=1993] W18 FEP=[YR=1993] W20 S12 E20 N12 \$ S12 BAS=[YR=1993] W36 S26 E15 D2 R2 E4 U2 R2 E1 FOP=[YR=1993] S4 E15N4 W15 \$ E18 FGR=[YR=1993] E12 N26 W12 S26\$ N26 W6 \$ E18 N12 \$.

LAND DESCRIPTIONTOTAL OB/XF2,364LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFACNTCOND TOTADJ UNITPRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCNSRV1000100CRES0RSF-20.000.001.00LT1.001.001.00200,000.00200,000.00200,000

REVIEW DATE01/31/2024BYKBA Total Acres: 0.00Total Land Value: 200,000Market: 0Agricultural: 0Common: 200,000PRINTED 07/30/2025 BY SYS