BLOCK O S91' OF LOT 4
IN OR 2257/1636
ATLANTIC HIGHLANDS DB 39/297

KING JEFFREY C & TAMMY R
3734 CENTRAL AVENUE
NASHVILLE, TN 37205

2025

00-00-31-1060-0000-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover		N/A 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	05	Quality Level 05

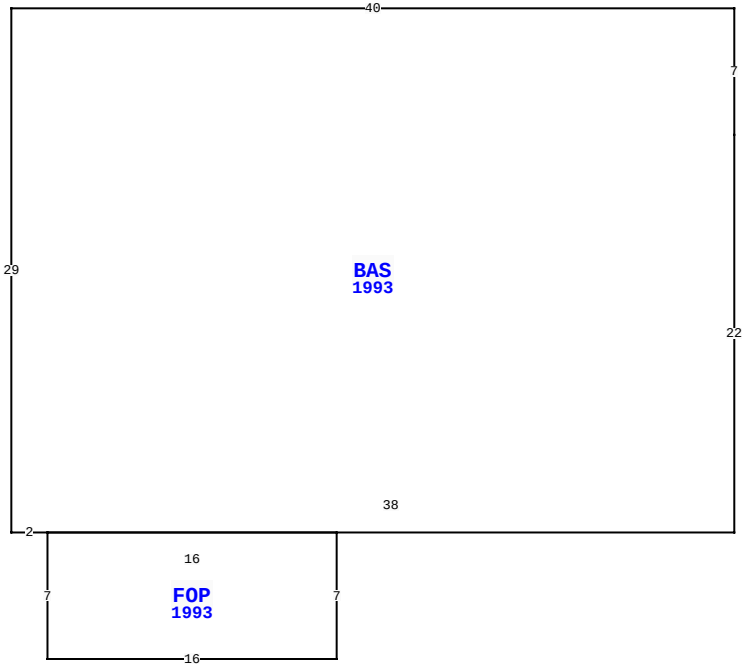
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,160	100	1993	1,160	134,957
FOP	112	30	1993	34	3,956
TOTALS	1,272			1,194	138,913

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,194	112.6356	148.68	177,524	1954	1995	0	0	0	21.75	78.25

1 SNGL FAM – 0% - 0 Heated Area: 1160 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

1839 BROOME ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	138,913
TOTAL MARKET OB/XF VALUE	3,778
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	367,691
SOH/AGL Deduction	52,986
ASSESSED VALUE	314,705
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	314,705
TOTAL JUST VALUE	367,691
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	378,108

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0454	ADDITION	300,000	09/18/2024
DEMR-2024-0	DEMO GARAGE	5,000	08/19/2024
20062664	XFOB	5,000	12/05/2006
20053216	XFOB	2,000	12/20/2005
20051968	REPAIR/RRF	6,000	06/09/2005
20051919	REMODEL	4,000	06/07/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2257/1636	2/25/2019	WD	Q	I	02	292,500
GRANTOR: KLEIN DONNA L						
GRANTEE: KING JEFFREY C & TA						
1927/0792	7/10/2014	WD	Q	I	02	185,000
GRANTOR: RUDE PHYLLIS J & TUCK						
GRANTEE: KLEIN WILLIAM A & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-13,-24] N7 W40 S29 E2 E38 N22 $
FOP=[YR=1993;ORIG=-51,-2] S7 E16 N7 W16 $
.

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
1	0810	CONCRETE A	0	0	63	2	126.00	SF	6.50	6.50	100	1954	1954	3	20	164	
2	0825	BRICK	0	0	8	13	104.00	SF	6.25	6.25	100	2005	2005	3	96	624	
3	0940	SHEDS/PORT	0	0	12	12	144.00	SF	42.00	42.00	100	2007	2007	3	27	1,633	
4	0830	FLAGSTONE	0	0	65	2	130.00	SF	12.00	12.00	100	2007	2007	3	87	1,357	

LAND DESCRIPTION

TOTAL OB/XF 3,778

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	RES	0	0006	R-1	91.00	137.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 06/23/2025 BY HS Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS