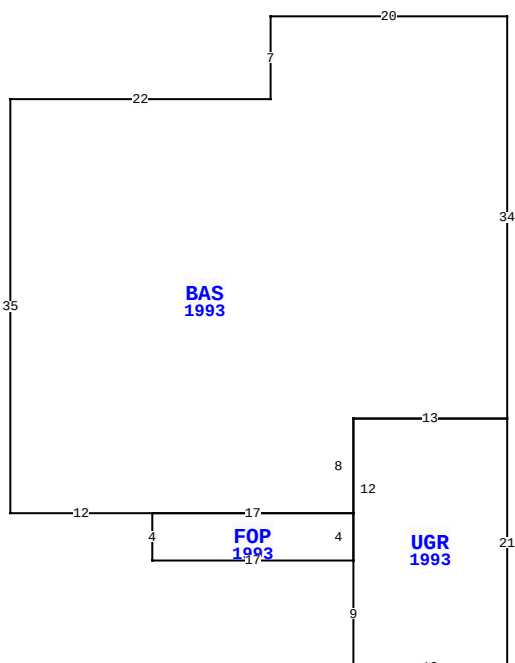


MORRISSEY THOMAS K & ROBIN P
96315 GLENWOOD RD
YULEE, FL 32097

2025

00-00-31-1600-0003-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																													
Exterior Wall		15	CONC BLOCK 100							0100	01	1,649	108.6300	108.63	179,131	1954	1980	0	0	0	22.00	78.00	VALUATION BY					STANDARD																								
Roof Structur		03	GABLE/HIP 100							1 SINGLE FAM - 0% - 0														Heated Area: 1506														HX Base Yr					Tax Group: 2					Tax Dist:				
Roof Cover		12	MODULAR MT 100																					BUILDING MARKET VALUE														139,722														
Interior Wall		03	PLASTER 100																					TOTAL MARKET OB/XF VALUE														3,822														
Interior Floo		12	HARDWOOD 50																					TOTAL LAND VALUE - MARKET														225,000														
Interior Floo		14	CARPET 50																					TOTAL MARKET VALUE														368,544														
Air Condition		03	CENTRAL 100																					SOH/AGL Deduction														30,937														
Heating Type		04	AIR DUCTED 100																					ASSESSED VALUE														337,607														
Bedrooms			3 100																					TOTAL EXEMPTION VALUE														0														
Bathrooms			2 100																					BASE TAXABLE VALUE														337,607														
Frame		03	MASONRY 100																					TOTAL JUST VALUE														368,544														
Stories Units		1.	1. 100																					NCON VALUE														0														
BUD\$ Adjustme		02	DIST FB 100							INCOME VALUE														PREVIOUS YEAR MKT VALUE					362,476																							
Occupancy		00	NONE 100																																																	
Quality		03	Quality Level 03																																																	
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	1,506	100	1993	1,506	127,606																																															
FOP	68	30	1993	20	1,695																																															
UGR	273	45	1993	123	10,422																																															
TOTALS		1,847			1,649	139,722	1504 BROOME ST, FERNANDINA BEACH																			BLD DATE				LGL DATE		05/08/2025		MLU																		
EXTRA FEATURES																																																				
L N	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	58	8		464.00	SF	6.50		6.50	100	2000	2000	3	77	2,322																																		
2	0850	PEBBLE WLK	0	0	0	0		132.00	SF	3.50		3.50	100	1960	1960	3	20	92																																		
3	1242	WD DECK A	0	0	0	0		283.00	SF	10.00		10.00	100	1994	1994	3	20	566																																		
4	0820	WOOD WALK	0	0	0	0		144.00	SF	11.75		11.75	100	1994	1994	3	40	677																																		
5	0810	CONCRETE A	0	0	11	3		33.00	SF	6.50		6.50	100	2000	2000	3	77	165																																		