

BLOCK 31 LOTS 6 7
IN OR 2203/1403
CITY OF FDNA BEACH

SWAILS MARVIN E & AGNES WHITE JOINT REVOC TRUST/SW
502 BROOME ST
FERNANDINA BCH, FL 32034

2025

00-00-31-1800-0031-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 60
Interior Wall	05	DRYWALL 40
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,547	100	1993	1,547	210,920
BAS	48	100	2019	48	6,545
BAS	462	100	2019	462	62,989
FOP	208	30	2019	62	8,453
FSP	84	40	1993	34	4,636
FUS	1,116	100	1993	1,116	152,157
STP	18	10	2019	2	273
STP	56	10	2019	6	818
UOP	349	20	1993	70	9,544
TOTALS	3,888			3,347	456,333

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0510	GARAGE WD-	0	100	22	13	286.00	SF	35.00
2	0350	CARPORT WD	0	100	25	24	600.00	SF	13.00
3	0940	SHEDS/PORT	0	100	23	8	184.00	SF	30.00
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
5	0940	SHEDS/PORT	0	100	8	4	32.00	SF	15.00
6	0810	CONCRETE A	0	100	0	0	882.00	SF	6.50
7	0810	CONCRETE A	0	100	10	5	50.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	R-2	100.00	100.00	100.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	HS	% COND
0500	01	3,347	95.8824	151.49	507,037	1884	1884	0	0	-40	50.00
1 SFR CUST - 100% - 2024 Heated Area: 3173 HX Base Yr 2024											
502 BROOME ST, FERNANDINA BEACH											
BLD DATE				LGL DATE				05/22/2025 MLU			
XF DATE				LAND DATE							
INC DATE				AG DATE							

TOTAL OB/XF											
6,374											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1 2											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						456,333					
TOTAL MARKET OB/XF VALUE						6,374					
TOTAL LAND VALUE - MARKET						475,000					
TOTAL MARKET VALUE						937,707					
SOH/AGL Deduction						73,756					
ASSESSED VALUE						863,951					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						813,229					
TOTAL JUST VALUE						937,707					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						839,603					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183746	REMODEL	200,000	11/01/2018
20111294	REPLACE DUCTWORK	4,650	08/03/2011
20110302	FRONT ENTRY REPLA	950	03/03/2011
20090968	REPAIR CARPORT	2,000	07/22/2009
20091016	RE-ROOF	5,000	07/22/2009
20072173	LAPSIDING ON GABL	1,000	12/05/2007

SALES DATA										
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE				
2203/1403	6/07/2018	WD	U	I	11	100				
GRANTOR: SWAILS MARVIN E & AGN										
GRANTEE: SWAILS MARVIN & AGN										
2075/0605	9/23/2016	TD	U	I	11	100				
GRANTOR: WHITE MARY AGNES LIVI										
GRANTEE: SWAILS MARVIN E & A										

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W1 N18 W12 N3 FSP=[YR=1993] N7 STP=[YR=2019] E2 N4 W14 S4 E12\$ W12 BAS=[YR=2019] W20 FOP=[YR=2019] W8 S8 STP=[YR=2019] W2 S9 E2 N9\$ S18E8 N26 \$ S34 E8 N9 E1 N10 E11 N15\$ S7 E12\$ W12 S8 W11 S10 W1 S9 W8 S6 BAS=[YR=2019] S6 UOP=[YR=1993] S13 E43 N7W35 N6 W8 \$ E8 N6 W8\$ E8 S12 E36 N3 E1 N21 \$ PTR= E15 FUS=[YR=1993] S24E36 N24W13N21W12S21 W11\$ W15\$.											