BLOCK 32 LOT S 80 FT OF 14
CITY OF FERNANDINA BEACH

JOHNSON AMY
2825 BOB WHITE LANE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0032-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

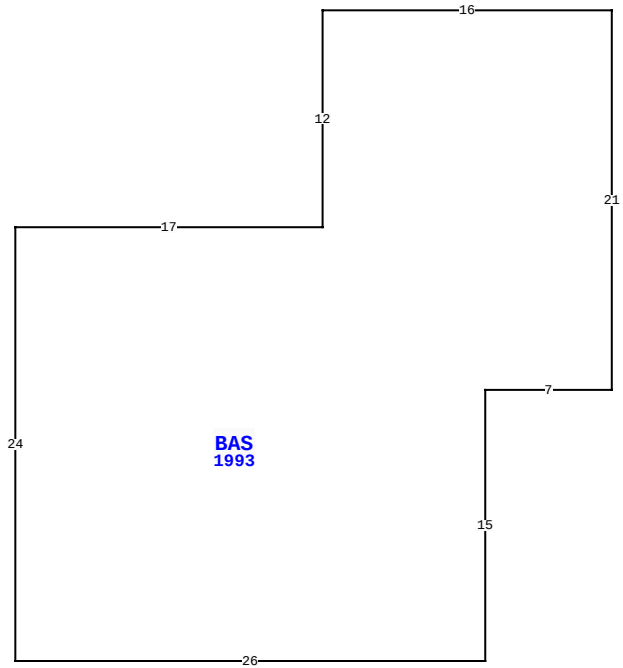
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	879	100	1993	879	115,075
TOTALS	879			879	115,075

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	879	117.7200	155.39	136,588	1939	1990	0	0	0	15.75	84.25

1 SNGL FAM – 0% - 2025 Heated Area: 879 HX Base Yr



515 BROOME ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	115,075
TOTAL MARKET OB/XF VALUE	1,581
TOTAL LAND VALUE - MARKET	216,125
TOTAL MARKET VALUE	332,781
SOH/AGL Deduction	0
ASSESSED VALUE	332,781
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	332,781
TOTAL JUST VALUE	332,781
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	292,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190034	DEMO REAR	0	12/13/2019
5329	REPAIR/RRF	1,200	04/26/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2710/430	5/05/2024	FJ	U	I	11	0
GRANTOR: FREEMAN ALTON FRANK E						
GRANTEE: JOHNSON AMY						
2710/427	5/05/2024	FJ	U	I	11	0
GRANTOR: FREEMAN ALTON FRANK E						
GRANTEE: JOHNSON AMY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S12 W17 S24 E26 N15 E7 N21 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1939	1939	3	20	700	
2	0940	SHEDS/PORT	0	0	16	8	128.00	SF	30.00	30.00	100	1986	1986	3	20	768	
3	0825	BRICK	0	0	3	4	12.00	SF	12.50	12.50	100	1939	1939	3	20	30	
4	0810	CONCRETE A	0	0	16	4	64.00	SF	6.50	6.50	100	1939	1939	3	20	83	

LAND DESCRIPTION

TOTAL OB/XF 1,581

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	0003	R-2	50.00	80.00	50.00	FF		1.00	1.00	0.91	4,750.00	4,322.50	216,125							

REVIEW DATE 01/06/2019 BY DJ Total Acres: 0.00 Total Land Value: 216,125 Market: 0 Agricultural: 0 Common: 216,125 PRINTED 07/30/2025 BY SYS