BLOCK 32 LOT 15 & N20' OF LOT
14 IN OR 2101/1806
CITY OF FDNA BEACH

PETERSON JOSEPH T L/E/
511 BROOME ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0032-0150

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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	04	Quality Level 04

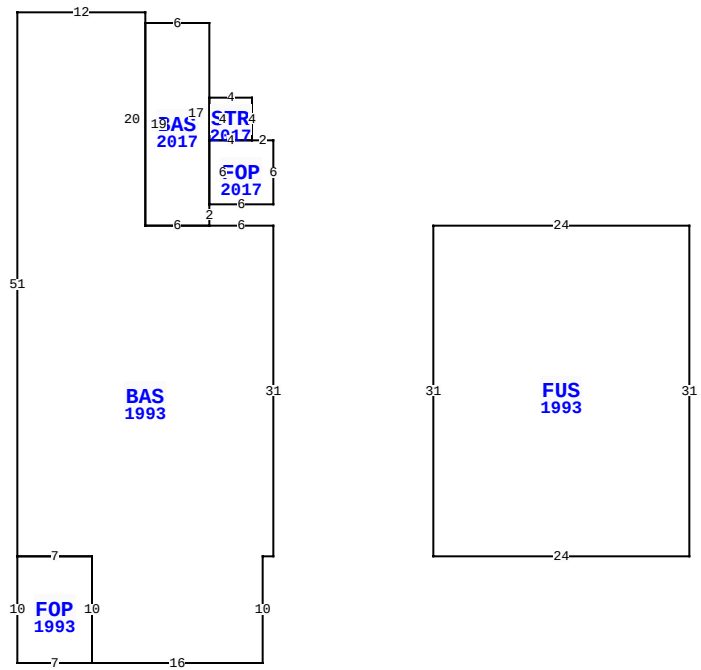
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	1993	1,144	144,451
BAS	114	100	2017	114	14,395
FOP	70	30	1993	21	2,652
FOP	36	30	2017	11	1,389
FUS	744	100	1993	744	93,944
STR	16	10	2017	2	252
TOTALS	2,124			2,036	257,082

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,036	115.2480	152.13	309,737	1900	1990	0	0	0	17.00	83.00

1 SNGL FAM – 100% - 2018 Heated Area: 2002 HX Base Yr 2018



511 BROOME ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		257,082
TOTAL MARKET OB/XF VALUE		3,495
TOTAL LAND VALUE - MARKET		342,000
TOTAL MARKET VALUE		602,577
SOH/AGL Deduction		339,569
ASSESSED VALUE		263,008
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		207,286
TOTAL JUST VALUE		602,577
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		536,609

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2024-0		11,176	01/17/2024
20170712	REMODEL	39,000	03/10/2017
20120881	H/AC	3,200	05/16/2012
20090985	BATHTUB REPLACEME	1,245	07/24/2009
20010936	12X24 SLAB	12,000	05/24/2001
984435	REPLACE FRONT WIN	2,800	10/21/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2101/1806	2/13/2017	LE	U	I	11	100
GRANTOR: PETERSON JOSEPH T & E						
GRANTEE: PETERSON JOSEPH TER						
0817/0167	12/17/1997	WD	Q	I	01	100
GRANTOR: PETERSON HYDIE SR & C						
GRANTEE: PETERSON JOSEPH T &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 BAS=[YR=2017] N2 FOP=[YR=2017] E6 N6 W2 STR=[YR=2017] N4 W4 S4 E4$ W4 S6$ N17 W6 S19 E6$ W6 N20 W12 S51 FOP=[YR=1993] S10 E7 N10 W7 $ E7 S10 E16 N10 E1 N31 $ PTR= E15 FUS=[YR=1993] E24 S31 W24 N31 $ W15$.

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	0830	FLAGSTONE	0	100	17	7	119.00	SF	12.00	12.00	100	1960	1960	3	20	286	
2	0810	CONCRETE A	0	100	11	4	44.00	SF	6.50	6.50	100	1960	1960	3	20	57	
3	0810	CONCRETE A	0	100	4	6	24.00	SF	6.50	6.50	100	2003	2003	3	82	128	
4	0510	GARAGE WD-	0	100	12	24	288.00	SF	35.00	35.00	100	2003	2003	3	30	3,024	

LAND DESCRIPTION

TOTAL OB/XF 3,495

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	100	0003	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	237,500							
2	000100	C	RES	100	0003	R-2	20.00	50.00	20.00	FF		1.00	1.00	1.10	4,750.00	5,225.00	104,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 342,000 Market: 0 Agricultural: 0 Common: 342,000 PRINTED 07/30/2025 BY SYS