BLOCK 34 W46 FT OF LOT 1
IN OR 2115/1045
CITY OF FDNA BEACH

FITZGERALD MARK M & JACKIE K
95083 BUCKEYE CT
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0034-0012

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 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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

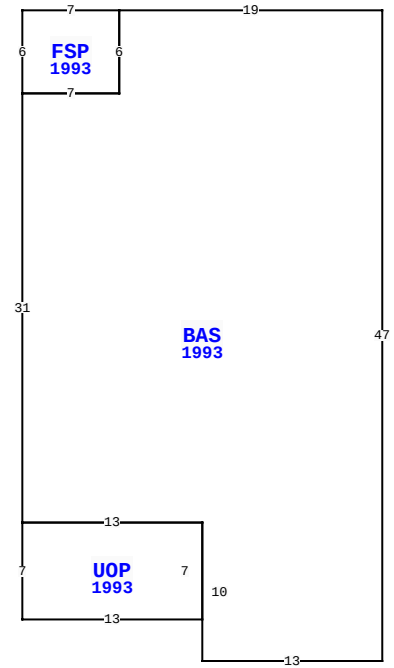
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	1993	1,050	176,185
FSP	42	40	1993	17	2,853
UOP	91	20	1993	18	3,020
TOTALS	1,183			1,085	182,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,085	135.9556	179.46	194,714	1900	2010	0	0	0	6.50	93.50

1 SNGL FAM – 0% - 0 Heated Area: 1050 HX Base Yr



603 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	182,058
TOTAL MARKET OB/XF VALUE	6,629
TOTAL LAND VALUE - MARKET	195,500
TOTAL MARKET VALUE	384,187
SOH/AGL Deduction	0
ASSESSED VALUE	384,187
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	384,187
TOTAL JUST VALUE	384,187
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	364,277

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110481	H/AC	4,500	04/05/2011
20010677	4'PICKET FENCE	1,000	04/17/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2115/1045	4/21/2017	WD	Q	I	01	297,000
GRANTOR: JOHNSON WESLEY L ET A						
GRANTEE: FITZGERALD MARK M &						
1572/0690	6/17/2008	DG	U	I	07	100
GRANTOR: JOHNSON WESLEY L & MA						
GRANTEE: JOHNSON SUSAN MERCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 FSP=[YR=1993] W7 S6 E7 N6$ S6 W7 S31
UOP=[YR=1993] S7 E13 N7 W13$ E13 S10 E13 N47$.

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	0511	GARAGE CB-	0	0	12	24	288.00	SF	40.00	40.00	100	1980	1980	3	30	3,456	
2	0825	BRICK	0	0	12	4	48.00	SF	6.25	6.25	100	1995	1995	3	90	270	
3	0825	BRICK	0	0	7	6	42.00	SF	12.50	12.50	100	1995	1995	3	90	473	
4	0810	CONCRETE A	0	0	0	0	456.00	SF	6.50	6.50	100	2003	2003	3	82	2,430	

LAND DESCRIPTION

TOTAL OB/XF 6,629

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-2	46.00	100.00	46.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	195,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 195,500 Market: 0 Agricultural: 0 Common: 195,500 PRINTED 07/30/2025 BY SYS