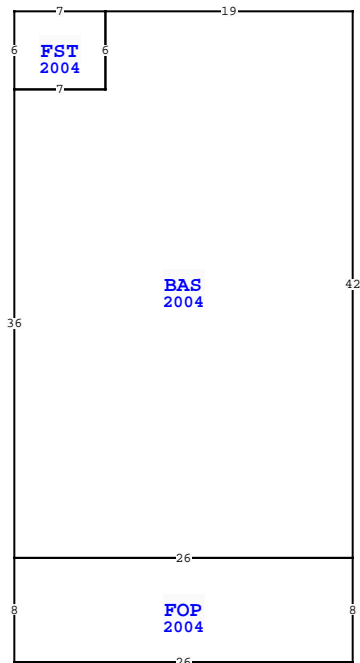


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	80
Exterior Wall	23	REINF CONC	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	07	CORK/VTILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	02	Quality Level	02
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,050	100	2004
FOP	208	30	2004
FST	42	55	2004
TOTALS	1,300		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,135	112.7840	112.78	128,005	2004	2004	0	0	9.80	90.20
1 SINGLE FAM - 100% - 2005										Heated Area: 1050	HX Base Yr 2005



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			115,461
TOTAL MARKET OB/XF VALUE			5,242
TOTAL LAND VALUE - MARKET			212,500
TOTAL MARKET VALUE			333,203
SOH/AGL Deduction			252,363
ASSESSED VALUE			80,840
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			30,118
TOTAL JUST VALUE			333,203
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			315,689

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033214	NEW CONSTR	35,000	06/10/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1245/1585	7/15/2004	WD	U	V	07	100
GRANTOR: BURNS PAUL C TRUSTEE						
GRANTEE: NASSAU HABITAT FOR						
1244/1452	7/12/2004	WD	Q	I	06	52,200
GRANTOR: NASSAU HABITAT FOR HU						
GRANTEE: HUBBARD MELVINIA S						

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	100	80	9		6.50	6.50	100	2004	2004	3	83	3,884	
2	0810	CONCRETE A	0	100	24	3		6.50	6.50	100	2004	2004	3	83	388	
3	1242	WD DECK A	0	100	4	4		10.00	10.00	100	2004	2004	3	21	34	
4	1242	WD DECK A	0	100	17	10		10.00	10.00	100	2006	2006	3	24	408	
5	0940	SHEDS/PORT	0	100	8	10		30.00	30.00	100	2005	2005	3	22	528	

TOTAL OB/XF										5,242						
906 BROOME ST, FERNANDINA BEACH										BLD DATE		LGL DATE		05/22/2025	MLU	
										XF DATE		LAND DATE				
										INC DATE		AG DATE				

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2004] W19 FST=[YR=2004] W7 S6 E7 N6\$ S6 W7 S36									
FOP=[YR=2004] S8 E26 N8 W26\$ E26 N42\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	212,500							