BLK 244 TRACT D OF LOT 5 IN
OR 1160/125
CITY OF FDNA BEACH S/D OF

JORDAN MARY E EST
PO BOX 15954
FERNANDINA BEACH, FL 32035

2025

00-00-31-1800-0244-05D0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

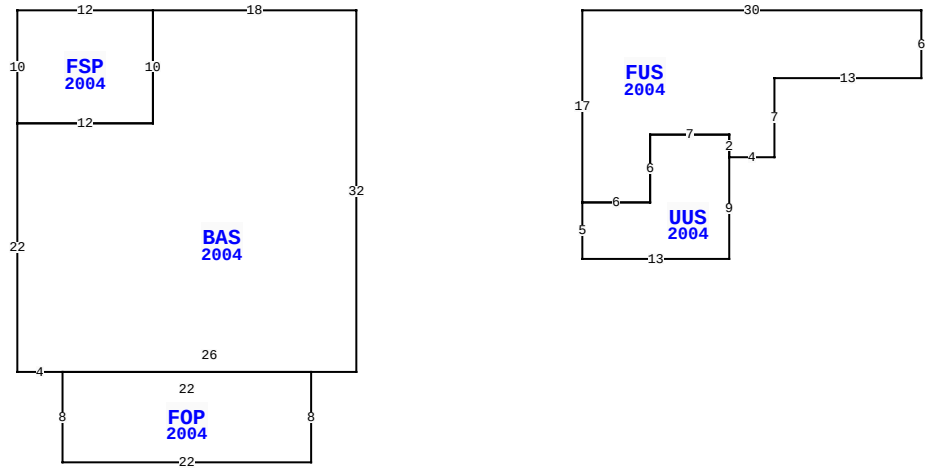
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2004	840	126,383
FOP	176	30	2004	53	7,974
FSP	120	40	2004	48	7,222
FUS	309	100	2004	309	46,491
UUS	107	50	2004	54	8,125
TOTALS	1,552			1,304	196,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,304	125.9440	166.25	216,790	2004	2004	0	0	0	9.50	90.50

1 SNGL FAM – 0% - 0 Heated Area: 1149 HX Base Yr



1320 BROOME ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2024 TD
INC DATE		AG DATE	

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	0810	CONCRETE A	0	0	1	5	5.00	SF	6.50	6.50	100	2004	2004	3	83	27	
2	1243	WD DECK F	0	0	2	5	10.00	SF	8.00	8.00	100	2004	2004	3	21	17	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	196,195
TOTAL MARKET OB/XF VALUE	44
TOTAL LAND VALUE - MARKET	109,650
TOTAL MARKET VALUE	305,889
SOH/AGL Deduction	97,216
ASSESSED VALUE	208,673
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	208,673
TOTAL JUST VALUE	305,889
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	296,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20034000	NEW CONSTR	98,000	10/14/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1160/0125	8/06/2003	WD	Q	V		20,000
GRANTOR: BURNS PAUL C TRUSTEE						
GRANTEE: JORDAN MARY E						
1160/0123	8/06/2003	WD	U	V	07	100
GRANTOR: NASSAU HABITAT FOR HU						
GRANTEE: BURNS PAUL C TRUSTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W18 FSP=[YR=2004] W12 S10 E12 N10$ S10 W12 S22 E4 FOP=[YR=2004] S8 E22 N8 W22$ E26 N32 $ PTR=E20 FUS=[YR=2004] E30 S6 W13 S7 W4 UUS=[YR=2004] S9 W13 N5 E6 N6 E7 S2$ N2 W7 S6 W6 N17$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 44

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	MU-1			4,386.00	SF		1.00	1.00	1.00	25.00	25.00	109,650							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.10 Total Land Value: 109,650 Market: 0 Agricultural: 0 Common: 109,650 PRINTED 07/30/2025 BY SYS