

BLK 244 N 81 FT OF TRACT A OF
LOT 6 IN OR 1382/1533
CITY OF FDNA BEACH S/D OF

HUGHES ANDREW MORGAN
1324 BROOME ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0244-06A1



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		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

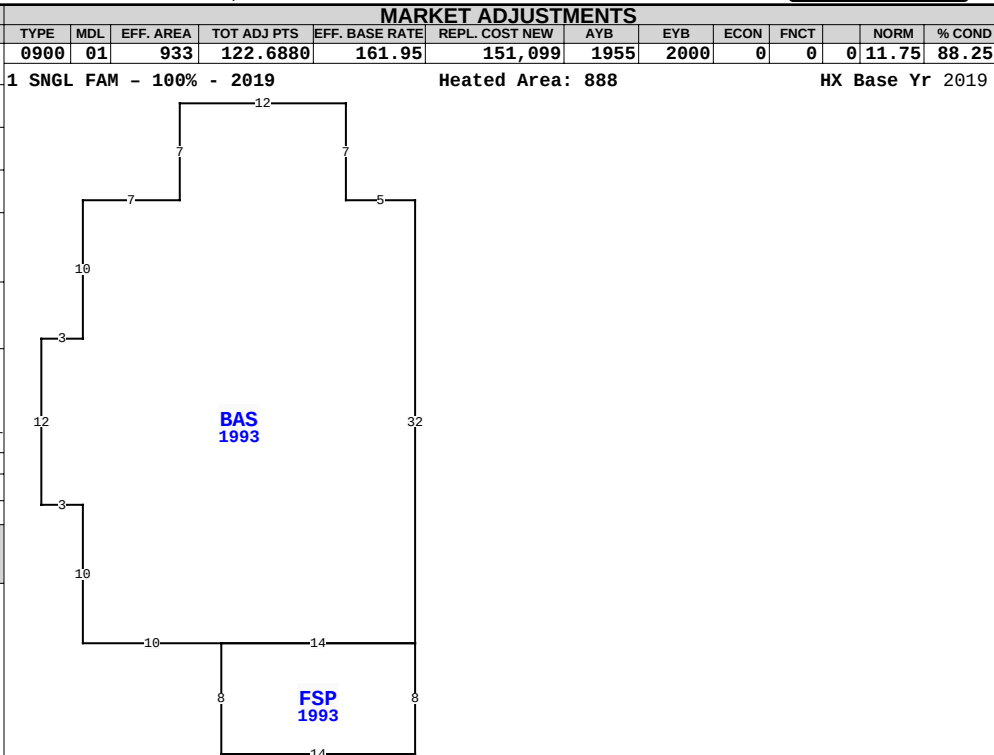
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	888	100	1993	888	126,914
FSP	112	40	1993	45	6,432

TOTALS	1,000			933	133,345
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0819	CONC 12"	0 100	5	4	20.00	SF	9.50	9.50	100	1955
2	0940	SHEDS/PORT	0 100	9	16	144.00	SF	33.00	33.00	100	2005
3	1244	WD DECK EX	0 100	4	4	16.00	SF	18.50	18.50	100	2005
4	0810	CONCRETE A	0 100	0	0	912.00	SF	6.50	6.50	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	MU-1			4,131.00	SF	1.00



1324 BROOME ST, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/24/2024 TD

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		133,345	
TOTAL MARKET OB/XF VALUE		6,170	
TOTAL LAND VALUE - MARKET		103,275	
TOTAL MARKET VALUE		242,790	
SOH/AGL Deduction		138,933	
ASSESSED VALUE		103,857	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		53,135	
TOTAL JUST VALUE		242,790	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		236,657	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120289	OTHER	1,000	02/22/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1382/1533	1/18/2006	QC	Q	I	01	100	
GRANTOR: HUGHES ANDREW M & BET							
GRANTEE: HUGHES ANDREW MORGA							
0771/0728	9/18/1996	WD	Q	I		53,000	
GRANTOR: HARDRICK CHARLES M &							
GRANTEE: BAUGHER BETH ANN &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W5 N7 W12 S7 W7 S10 W3 S12 E3 S10 E10											
FSP=[YR=1993] S8 E14 N8 W14 \$ E14 N32 \$.											