E1/2 OF S1/2 OF SUB LOT B OF 1
& E1/2 OF SUB LOT D OF 1
IN OR 2395/1880

WOLFORD KIM ANNETTE
1315 BROOME STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0245-01B2

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

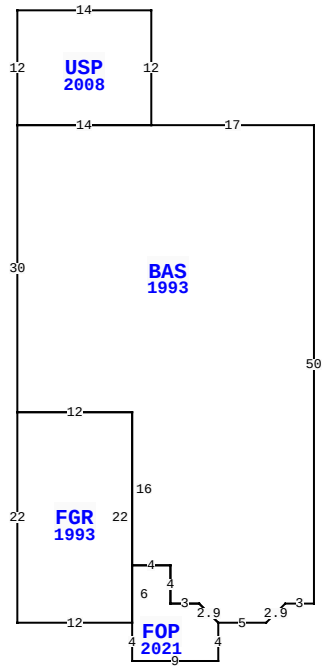
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,308	100	1993	1,308	175,264
FGR	264	55	1993	145	19,429
FOP	68	30	2021	20	2,680
USP	168	30	2008	50	6,700
TOTALS	1,808			1,523	204,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,523	111.7920	147.57	224,749	1988	2005	0	0	0	9.20	90.80

1 SNGL FAM – 100% - 2021 Heated Area: 1308 HX Base Yr 2021



1315 BROOME ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		204,072
TOTAL MARKET OB/XF VALUE		5,562
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		334,634
SOH/AGL Deduction		100,916
ASSESSED VALUE		233,718
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		182,996
TOTAL JUST VALUE		334,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211157	REPAIR/RRF	0	03/15/2021
20100706	H/AC	4,000	04/30/2010
20071465	REPAIR/RRF	5,290	08/08/2007
5012	NEW CONSTR	54,250	09/21/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2395/1880	9/10/2020	WD	Q	I	02	312,500
GRANTOR: LAVALLEY JOAN L/E						
GRANTEE: WOLFORD KIM ANNETTE						
1574/0463	6/27/2008	WD	U	I	18	110,000
GRANTOR: LAVALLEY WILLIAM & JO						
GRANTEE: LAVALLEY WILLIAM &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 USP=[YR=2008] N12 W14 S12 E14$ W14 S30
FGR=[YR=1993] S22 E12FOP=[YR=2021] S4 E9N4 U2 L2 W3 N4 W4
S6$ N22 W12$ E12 S16 E4 S4 E3 R2 D2 E5 R2 U2 E3 N50$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
2	0810	CONCRETE A	0	100	50	9	450.00	SF	6.50	6.50	100	1988	1988	3	52	1,521	
3	0810	CONCRETE A	0	100	7	3	21.00	SF	6.50	6.50	100	1988	1988	3	52	71	
4	0476	VF 6 SBPL	0	100	0	0	74.00	LF	32.00	32.00	100	2010	2010	3	76	1,800	

LAND DESCRIPTION

TOTAL OB/XF 5,562

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	0006	R-2	50.00	129.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 02/23/2022 BY RK Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS