

**MCDOWELL NANCY K L/E/
1311 BROOME ST
FERNANDINA BEACH, FL 32034**

00-00-31-1800-0245-01B3

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
Exterior Wall		05	AVERAGE 100							TYPE		0100	01	EFF. AREA		1,604	TOT ADJ PTS		116.2800	EFF. BASE RATE		116.28	REPL. COST NEW		186,513	AYB		1989	EYB		1995	ECON		0	FNCT		0	NORM		0	14.25		85.75						
Roof Structure		03	GABLE/HIP 100							1		SINGLE FAM - 100% - 2020																		Heated Area: 1358										HX Base Yr 2020									
Roof Cover		03	COMP SHNGL 100																																														
Interior Wall		05	DRYWALL 100																																														
Interior Floor		12	HARDWOOD 100																																														
Air Condition		03	CENTRAL 100																																														
Heating Type		04	AIR DUCTED 100																																														
Bedrooms		04	3 100																																														
Bathrooms		02	2 100																																														
Frame		02	WOOD FRAME 100																																														
Stories		1.	1. 100																																														
Units		0	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	1,358	100	1993	1,358	135,406																																												
FGR	418	55	1993	230	22,933																																												
FOP	36	30	1993	11	1,097																																												
PTO	96	5	1993	5	498																																												
TOTALS		1,908			1,604	159,935																																											
EXTRA FEATURES							1311 BROOME ST, FERNANDINA BEACH																																										
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240																																		
2	0810	CONCRETE A	0 100	0	0	657.00	SF	6.50	6.50	100	1989	1989	3	54.5	2,327																																		
3	0810	CONCRETE A	0 100	6	3	18.00	SF	6.50	6.50	100	1989	1989	3	54.5	64																																		
LAND DESCRIPTION																	TOTAL OB/XF										4,631																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		05/17/2019		BY		DJA		Total Acres: 0.00		Total Land Value: 125,000		Market: 0		Agricultural: 0		Common: 125,000		PRINTED 07/30/2025 BY SYS																															