

WESTFALL RICHARD & CYNTHIA
1230 5TH ST
KEY WEST, FL 33040

00-00-31-1800-0258-0013



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 70

Exterior Wall23REINF CONC 30

RooF Structur08IRREGULAR 100

RooF Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo15HARDTILE 60

Interior Floo14CARPET 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms2.5100

Frame Stories1.5WOOD FRAME 100

Units1.5100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1007.00

TOTALS2,7082,273385,483

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,22610020031,226207,920

FGR26455200314524,591

FOP2203020036611,194

FSP1864020037412,550

FUS7561002003756128,211

STR5610200361,018

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONECNCTNORM% COND

0500012,273119.4620188.75429,029200320030010.1589.85

1 SFR CUST - 100% - 2021Heated Area: 1982HX Base Yr 2021

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/08/2025MLU

EXTRA FEATURES

1433 BROOME ST, FERNANDINA BEACH

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A01005412648.00SF6.506.50100200320033823,454

20855CONC PAVER0100473141.00SF10.0010.00100200320033821,156

30855CONC PAVER01001119209.00SF10.0010.00100200320033821,714

LAND DESCRIPTION

TOTAL OB/XF6,324

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSEUNIT TYPEDTDPPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000100CRES1000006R-175.00100.001.00LT1.001.001.00180,000.00180,000.00180,000

REVIEW DATE06/10/2020BYDJTotal Acres: 0.00Total Land Value: 180,000Market: 0Agricultural: 0Common: 180,000PRINTED 07/30/2025 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE385,483

TOTAL MARKET OB/XF VALUE6,324

TOTAL LAND VALUE - MARKET180,000

TOTAL MARKET VALUE571,807

SOH/AGL Deduction246,990

ASSESSED VALUE324,817

TOTAL EXEMPTION VALUEHX HB SX100,722

BASE TAXABLE VALUE224,095

TOTAL JUST VALUE571,807

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE488,073

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V I / RSN CD SALE PRICE

2775/15453/14/2025WDQI01767,500

GRANTOR: REED GEORGE R & SUSAN

GRANTEE: WESTFALL RICHARD &

2343/11963/02/2020WDQI02380,000

GRANTOR: DUNCAN BRUCE M LIVING

GRANTEE: REED GEORGE R & SUS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W22 S10 W4 N2 W9 S2 W15 S7 FGR=[YR=2003] S24 E12 N21 W8 N3 W4 \$ E4 S3 E8 S26 E12 N2 FOP=[YR=2003] E8 STR=[YR=2003] S7E8N7W8\$ E16 N14 FSP=[YR=2003] N1 E2N19 W10 S14 E2 S6 E6 \$ W8 S6 W2 S2 W10 N2 W4 S8 \$ N8 E4 S2 E10 N2 E2 N6 E2 N6 W2 N14 E10 N10 \$ PTR= E15 FUS=[YR=2003] E12 N7E28 S14 E2 S6 W2 S1 W28 N1 W12N13 \$ W15 \$.