SUBLOT C & S 22 FT OF SUBLOT A
OF LOT 10 OR 2019/150
REPLAT BLOCK 258 PB 2/54

MILLS ROBERT
1425 BROOME STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0258-R10C

NASSAU COUNTY PROPERTY

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	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

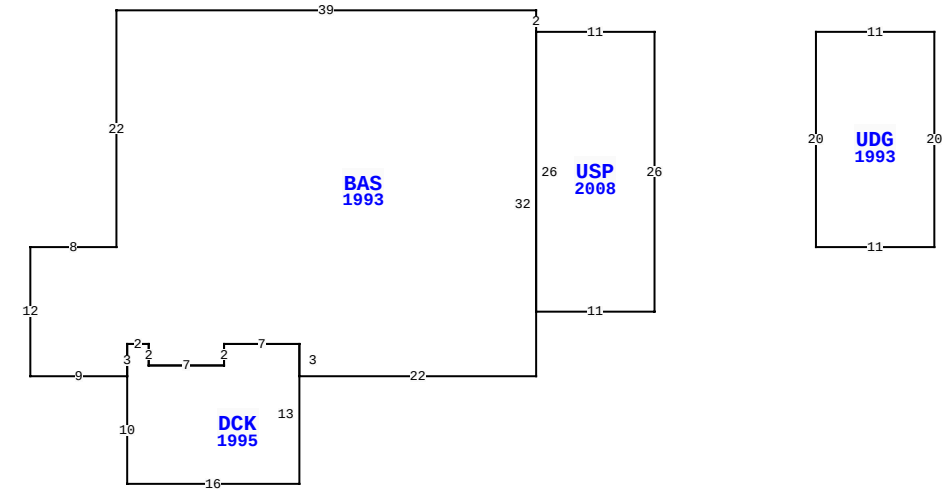
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,388	100	1993	1,388	117,253
DCK	194	10	1995	19	1,605
UDG	220	55	1993	121	10,221
USP	286	30	2008	86	7,265
TOTALS	2,088			1,614	136,345

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,614	103.0200	103.02	166,274	1950	1980	0	0	0	18.00	82.00

1 SINGLE FAM – 100% - 1992 Heated Area: 1388 HX Base Yr 1992



1425 BROOME ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		136,345
TOTAL MARKET OB/XF VALUE		5,021
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		366,366
SOH/AGL Deduction		283,591
ASSESSED VALUE		82,775
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		32,053
TOTAL JUST VALUE		366,366
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,817

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061225	H/AC	2,000	06/01/2006
20052743	DEMOLITION	0	09/27/2005
B9335	REMODEL	500	09/29/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2019/0150	12/16/2015	QC	U	I	11	100
GRANTOR: MILLS LISA A						
GRANTEE: MILLS ROBERT						
0637/0260	9/24/1991	WD	Q	I		55,000
GRANTOR: CASON JAMES & JOANNA						
GRANTEE: MILLS ROBT & LISA A						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2008] W11 BAS=[YR=1993] N2 W39 S22 W8 S12 E9 DCK=[YR=1995] S10 E16 N13 W7 S2 W7 N2 W2 S3 $ N3 E2 S2 E7 N2 E7 S3 E22 N32 $ S26 E11 N26 $ PTR= E15 UDG=[YR=1993] E11 S20 W11 N20 $ W15 $.

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	0812	CONCRETE C	0	100	64	19	1,216.00	SF	4.00	4.00	100	1986	1986	3	47	2,286	
2	0802	ASPHALT B	0	100	0	0	954.00	SF	2.40	2.40	100	1985	1985	3	50	1,145	
3	0680	POLE SHED	0	100	0	0	75.00	SF	10.00	10.00	100	1990	1990	3	20	150	
4	0940	SHEDS/PORT	0	100	12	20	240.00	SF	30.00	30.00	100	1996	1996	3	20	1,440	

LAND DESCRIPTION

TOTAL OB/XF 5,021

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-1	100.00	100.00	1.00	LT		1.00	1.00	1.25	180,000.00	225,000.00	225,000							

REVIEW DATE 08/29/2019 BY DJA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS