

ANKLE DAVID A & RANDI M
96101 BROADMOOR RD
FERNANDINA BEACH, FL 32034

26-2N-28-0553-0068-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior WallRoof Structur03WD FR STUC 100
GABLE/HIP 100

Roof CoverInterior Wall03COMP SHNGL 100
05DRYWALL 100

Interior Floor11CLAY TILE 60

Interior Floor14CARPET 40

Air ConditionHeating Type03CENTRAL 100
04AIR DUCTED 100

BedroomsBathroomsFrame02WOOD FRAME 100

StoriesUnitsOccupancy1.1. 100
0 100
00NONE 100

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PNTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,938109.7920144.93425,80420142014005.0095.00

1 SNGL FAM - 0% - 2025Heated Area: 2501HX Base Yr

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE404,514

TOTAL MARKET OB/XF VALUE9,372

TOTAL LAND VALUE - MARKET85,000

TOTAL MARKET VALUE498,886

SOH/AGL Deduction0

ASSESSED VALUE498,886

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE498,886

TOTAL JUST VALUE498,886

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE469,503

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSN CDPRICE

2482/02827/26/2021WDQI01460,000

GRANTOR: ROBERTSON SEAN C & ME

GRANTEE: ANKLE DAVID A & RAN

1947/035110/31/2014WDQI01294,000

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: ROBERTSON SEAN C &

EXTRA FEATURES

LNOBXFCODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOBXF MKT VALUENOTES

10810CONCRETE A0000984.00SF6.506.50100201420143946,012

20500FP-PRE FAB00001.00UT3,500.003,500.00100201420143963,360

LAND DESCRIPTION

LNUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000134CRES POND0PUD0.000.001.00LT1.001.001.0085,000.0085,000.0085,000