

**BROUGHTON REBECCA B & MATTHEW**  
32359 FERN PARKE WAY  
FERNANDINA BEACH, FL 32034

**26-2N-28-0556-0202-0000**

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

31 HARDIE BRD 100

Roof Structur

03 GABLE/HIP 100

Roof Cover

03 COMP SHNGL 100

Interior Wall

05 DRYWALL 100

Interior Floo

11 CLAY TILE 60

Interior Floo

14 CARPET 40

Air Condition

03 CENTRAL 100

Heating Type

04 AIR DUCTED 100

Bedrooms

4 100

Bathrooms

3.5 100

Frame

02 WOOD FRAME 100

Stories

2. 2. 100

Units

0 100

Occupancy

00 NONE 100

Quality

03 Quality Level 03

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4041.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,613

100

2019

1,613

226,141

FGR

483

55

2019

266

37,293

FOP

56

30

2019

17

2,383

FOP

160

30

2019

48

6,730

FUS

1,152

100

2019

1,152

161,509

STR

56

10

2019

6

841

TOTALS

3,520

3,102

434,897

EXTRA FEATURES

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

0810

CONCRETE A

0 100

10

3

30.00

SF

6.50

6.50

100

2019

2019

3

97

189

2

0811

CONCRETE B

0 100

0

0

580.00

SF

5.20

5.20

100

2019

2019

3

97

2,926

3

0861

POOL GUNIT

0 100

28

16

448.00

SF

85.00

85.00

100

2020

2020

3

90

34,272

4

0855

CONC PAVER

0 100

0

0

796.00

SF

10.00

10.00

100

2020

2020

3

98

7,801

5

0476

VF 6 SBPL

0 100

0

0

180.00

LF

32.00

32.00

100

2020

2020

3

95

5,472

6

0470

VNYL GATE

0 100

0

0

1.00

UT

300.00

300.00

100

2020

2020

3

95

285

LAND DESCRIPTION

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

PUD

0.00

0.00

1.00

LT

1.00

1.00

1.00

85,000.00

85,000.00

85,000

REVIEW DATE

01/07/2021

BY

KW

Total Acres:

0.00

Total Land Value:

85,000

Market:

0

Agricultural:

0

Common:

85,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% CONDDOR

0900

01

3,102

108.3760

143.06

443,772

2019

0

0

2.00

98.00

1 SNGL FAM - 100% - 2020

Heated Area: 2765

HX Base Yr 2020

Diagram showing building footprints (BAS, FOP, STR, FUS, FGR) and dimensions.

NAUSSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE434,897

TOTAL MARKET OB/XF VALUE50,945

TOTAL LAND VALUE - MARKET85,000

TOTAL MARKET VALUE570,842

SOH/AGL Deduction218,795

ASSESSED VALUE352,047

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE301,325

TOTAL JUST VALUE570,842

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE541,184

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCD SALE PRICE

2308/18299/30/2019WDQI01342,900

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: BROUGHTON REBECCA B

2266/16534/01/2019WDUV3072,000

GRANTOR: FLORA PARKE DEVELOPME

GRANTEE: SEDA CONSTRUCTION C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W21 FOP=[YR=2019] N10 W16 S10 E16\$ W19 S53  
E12 FOP=[YR=2019] S4 E8 N4 FGR=[YR=2019] E20 N23 W21 S23  
E1\$ W1 N4 W6 S4 W1\$ E1 N4 E6 N19 E21 N30\$ PTR= E15  
FUS=[YR=2019] E22 S8 STR=[YR=2019] E12 S4 W14 N4 E2\$ W2 S4  
E14 N4 E6 S23 W20 S8 W8 N4 W12 N35\$ W15\$ .