

BROOME CHRISTOPHER & TAMMY
95108 GOLDEN GLOW DRIVE
FERNANDINA BEACH, FL 32034

27-2N-28-006C-0382-0000

NASSAU COUNTY PROPERTY						PAGE 1 of 1		4
VALUATION SUMMARY								
VALUATION BY					STANDARD			
Tax Group: 4					Tax Dist:			
BUILDING MARKET VALUE					512,750			
TOTAL MARKET OB/XF VALUE					9,534			
TOTAL LAND VALUE - MARKET					135,000			
TOTAL MARKET VALUE					657,284			
SOH/AGL Deduction					0			
ASSESSED VALUE					657,284			
TOTAL EXEMPTION VALUE					HX HB		50,722	
BASE TAXABLE VALUE					606,562			
TOTAL JUST VALUE					657,284			
NCON VALUE					0			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					663,858			
PERMIT NUM		DESCRIPTION			AMT		ISSUED	
21012802		CO ISSUED			0		11/01/2022	
22000468		NEW CONSTR			446,953		01/07/2022	
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2717/1645		6/10/2024		WD	Q	I	02	670,000
GRANTOR: TREMOR SUSAN E								
GRANTEE: BROOME CHRISTOPHER								
2605/1082		11/21/2022		WD	Q	I	02	669,600
GRANTOR: RIVERSIDE HOMES OF NO								
GRANTEE: TREMOR ROBERT C & S								
BUILDING NOTES								
BUILDING DIMENSIONS								
PT0=[YR=2022] W50 S8 BAS=[YR=2022] S51 FGR=[YR=2022] S21 E19 S2 E11 N2 F0P=[YR=2022] E20 N8 W13 N3 W7 S11\$ N21 W30\$ E30 S10 E7 S3 E13 N61 U3 L3 W9 FSP=[YR=2022] W21 S10 E18 N7 U3 R3 \$ D3 L3 S7 W18 N10 W17\$ E47 D3 R3 N11\$.								
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR CONSRV
35,000								
Common: 135,000								
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