LOT 4
IN OR 2091/1388
AMELIA BAY ESTATES PB 7/4

BROOKS JOSEPH L & THERESA A SCIORTINO
95093 BROOKHILL PLACE
FERNANDINA BEACH, FL 32034

2025

32-2N-28-005A-0004-0000

BUILDING CHARACTERISTICS

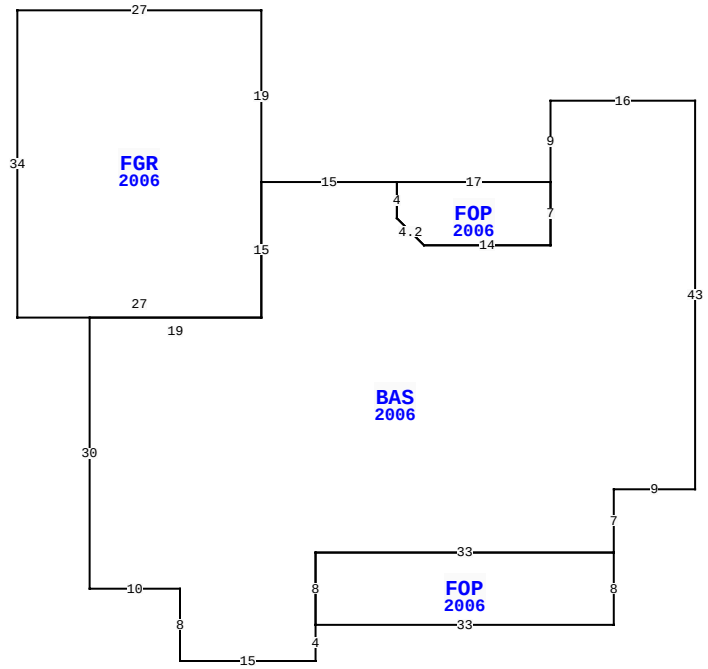
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,649	100	2006	2,649	505,915
FGR	918	55	2006	505	96,447
FOP	115	30	2006	34	6,494
FOP	264	30	2006	79	15,087
TOTALS	3,946			3,267	623,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,267	139.7406	220.79	721,321	2006	2006	0	0	0	13.50	86.50

1 SFR CUST – 100% - 2010 Heated Area: 2649 HX Base Yr 2010



95093 BROOKHILL PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		623,943
TOTAL MARKET OB/XF VALUE		25,395
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		744,338
SOH/AGL Deduction		474,577
ASSESSED VALUE		269,761
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		219,039
TOTAL JUST VALUE		744,338
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		737,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705309	SCRN ENCLSRE	13,191	09/01/2017
E16378	ELEC OTHER	2,000	12/01/2005
R08645	REPAIR/RRF	2,925	12/01/2005
M10713	MECH OTHER	0	12/01/2005
P10154	OTHER	0	10/01/2005
C15882	CO ISSUED	247,000	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2091/1388	11/09/2016	QC	U	I	11	100
GRANTOR: BROOKS JOSEPH L & THE						
GRANTEE: BROOKS JOSEPH L & T						
1623/0254	5/18/2009	WD	U	I	12	230,000
GRANTOR: BANK OF AMERICA						
GRANTEE: BROOKS JOSEPH L & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W16 S9 FOP=[YR=2006] W17 S4 D3 R3 E14 N7 $ S7 W14 U3 L3 N4 W15 FGR=[YR=2006] N19 W27 S34 E27 N15 $ S15 W19 S30 E10 S8 E15 N4 FOP=[YR=2006] E33 N8 W33 S8 $ N8 E33 N7 E9 N43 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0811	CONCRETE B	0	100	0	0	2,373.00	SF	5.20	5.20	100	2006	2006	3	86	10,612	
3	0810	CONCRETE A	0	100	32	19	608.00	SF	6.50	6.50	100	2017	2017	3	96	3,794	
4	0911	SCRN RM A	0	100	32	19	608.00	SF	17.50	17.50	100	2017	2017	3	74	7,874	

LAND DESCRIPTION

TOTAL OB/XF 25,395

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	95,000.00	95,000.00	95,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 07/30/2025 BY SYS