



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	23	REINF CONC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3.5 100
Frame	03	MASONRY 100
Stories	2.5	2.5 100
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	1,066	100	1993	1,066	89,810
BAS	322	100	2004	322	27,128
BAS	364	100	2004	364	30,667
FBM	836	80	2007	669	56,363
FDG	1,020	60	2007	612	51,561
FOP	104	30	1993	31	2,612
FUS	1,036	100	1993	1,036	87,282
PTO	54	5	1993	3	253
PTO	140	5	2007	7	590
PTO	182	5	2007	9	758
TOTALS	6,624			4,371	368,254

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	81	2,835	
4	1241	WD DECK G	0	0	0	0	400.00	UT	17.25	17.25	100	2004	2004	3	30	2,070	
5	0920	CWALL-WD/M	0	0	0	0	14.00	LF	390.00	390.00	100	2004	2004	3	20	1,092	
6	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2001	2001	04	85	42,500	
8	0910	SCRN RM L	0	0	39	30	1,170.00	SF	15.00	15.00	100	2001	2001	3	20	3,510	
12	0510	GARAGE WD-	0	0	16	16	256.00	SF	35.00	35.00	100	2004	2004	3	30	2,688	
13	1242	WD DECK A	0	0	18	6	108.00	SF	10.00	10.00	100	2004	2004	3	20	216	
14	1076	TRELLIS A	0	0	14	9	126.00	SF	7.50	7.50	100	2007	2007	3	85	803	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,371	109.9120	115.41	504,457	1960	1985	0	0	0 27.00	73.00
1 SINGLE FAM 0% - 2026 Heated Area: 3457 HX Base Yr											
** This building has 13 Sub-Areas											

1626 BROOME ST, FERNANDINA BEACH	BLD DATE	LGL DATE	04/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	81	2,835	
4	1241	WD DECK G	0	0	0	0	400.00	UT	17.25	17.25	100	2004	2004	3	30	2,070	
5	0920	CWALL-WD/M	0	0	0	0	14.00	LF	390.00	390.00	100	2004	2004	3	20	1,092	
6	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2001	2001	04	85	42,500	
8	0910	SCRN RM L	0	0	39	30	1,170.00	SF	15.00	15.00	100	2001	2001	3	20	3,510	
12	0510	GARAGE WD-	0	0	16	16	256.00	SF	35.00	35.00	100	2004	2004	3	30	2,688	
13	1242	WD DECK A	0	0	18	6	108.00	SF	10.00	10.00	100	2004	2004	3	20	216	
14	1076	TRELLIS A	0	0	14	9	126.00	SF	7.50	7.50	100	2007	2007	3	85	803	

TOTAL OB/XF											
55,714											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	0	0006	R-1	134.00	137.00	1.00	LT	

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		368,254	
TOTAL MARKET OB/XF VALUE		55,714	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		723,968	
SOH/AGL Deduction		0	
ASSESSED VALUE		723,968	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		723,968	
TOTAL JUST VALUE		723,968	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		688,898	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20053089	OTHER	2,000	11/29/2005
20051939	GARAGE	11,000	06/08/2005
20051918	REMODEL	1,000	06/07/2005
20032589	CHNGE SRVC	1,000	02/26/2003
2004139	XFOB	4,000	10/13/2000
2003917	SWIM POOL	43,000	09/07/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2800/132	7/02/2025	WD	Q	I	01
GRANTOR: CARTER PETER A					
GRANTEE: BANKS DEBORAH L & D					
1708/0791	10/29/2010	WD	Q	I	01
GRANTOR: MURRAY PATRICIA					
GRANTEE: CARTER PETER A & MA					

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1993;ORIG=-52,19] S15 E19 N4 E7 N3 E12 N1 N23 W38 S16 \$		
FUS=[YR=1993;ORIG=0,-20] N11 E39 N18 W18 N2 W3 S2 W5 N2 W3 S2 W23 S18 E5 S11 E8 \$		
FDG=[YR=2007;ORIG=-90,3] W19 S30 E34 N30 W15 \$		
FBM=[YR=2007;ORIG=25,0] E19 S44 W19 N44 \$		
UBM=[YR=1993;ORIG=44,0] E7 S13 E18 S24 W18 S3 W7 N40 \$		
UAT=[YR=2007;ORIG=-110,-20] N14 E34 S14 W34 \$		
BAS=[YR=2004;ORIG=-26,-1] N10 W26 S6 S8 E26 N4 \$		
BAS=[YR=2004;ORIG=-14,26] E14 N23 W14 S23 \$		
UOP=[YR=2010;ORIG=-52,-4] W38 S7 E15 S2 E10 E13 N9 \$		
PTO=[YR=2007;ORIG=-65,5] S14 E13 N14 W13 \$		