BLOCK L LOT 2
IN OR 2541/489
ATLANTIC HIGHLANDS SUB

BROWN SHANNON BARTON REV TRUST/BROWN SHANNON BARTO
1704 BROOME ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1060-000L-0020

BUILDING CHARACTERISTICS

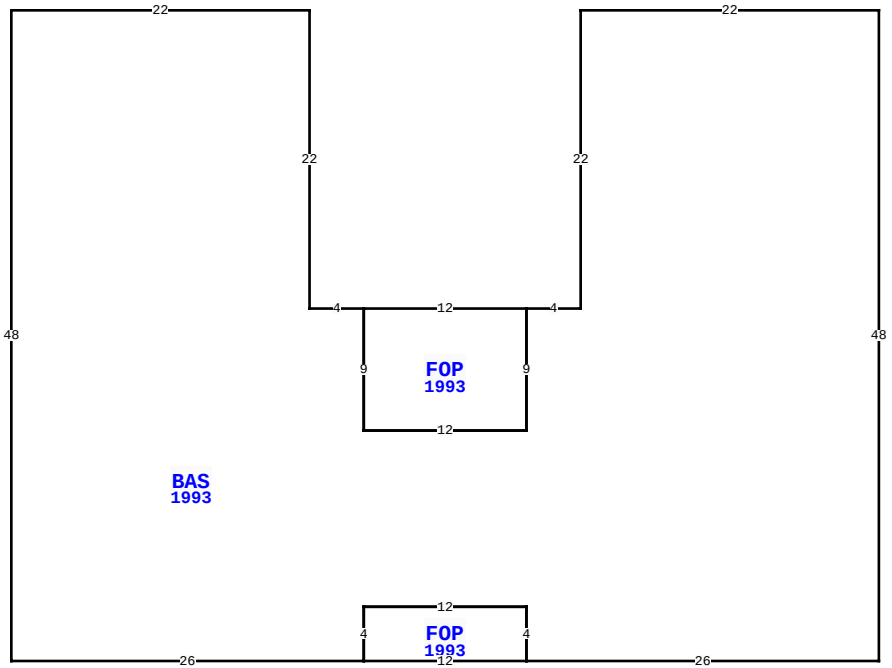
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,476	100	1993	2,476	215,857
FOP	48	30	1993	14	1,221
FOP	108	30	1993	32	2,790
TOTALS	2,632			2,522	219,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,522	107.1360	112.49	283,700	1975	1980	0	0	0	22.50	77.50

1 SINGLE FAM 100% - 2002 Heated Area: 2476 HX Base Yr 2002



1704 BROOME ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

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
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1975	1975	3	32	640	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		219,868
TOTAL MARKET OB/XF VALUE		640
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		520,508
SOH/AGL Deduction		320,130
ASSESSED VALUE		200,378
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		143,967
TOTAL JUST VALUE		520,508
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		512,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172380	ADDITION	20,000	08/03/2017
972343	REPAIR/RRF	1,200	12/04/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2541/0489	2/14/2022	SW	U	I	11	100
GRANTOR: BROWN SHANNON B						
GRANTEE: BROWN SHANNON BARTO						
1565/1949	5/12/2008	QC	U	I	07	100
GRANTOR: BROWN SHANNON B (ROBE						
GRANTEE: BROWN SHANNON B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S22 W4 FOP=[YR=1993] W12 S9 E12 N9 $ S9 W12 N9 W4 N22 W22 S48 E26 FOP=[YR=1993] E12 N4 W12 S4 $ N4 E12 S4 E26 N48 $.

LAND DESCRIPTION

TOTAL OB/XF 640

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	0006	R-1	137.00	137.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS