

BLOCK P LOT 3
IN OR 1808/1129
ATLANTIC HIGHLANDS SUB

THOMAS ALAN & ANGELA
1725 BROOME ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1060-000P-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	20	FACE BRICK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 60
Interior Wall	05	DRYWALL 40
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 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		

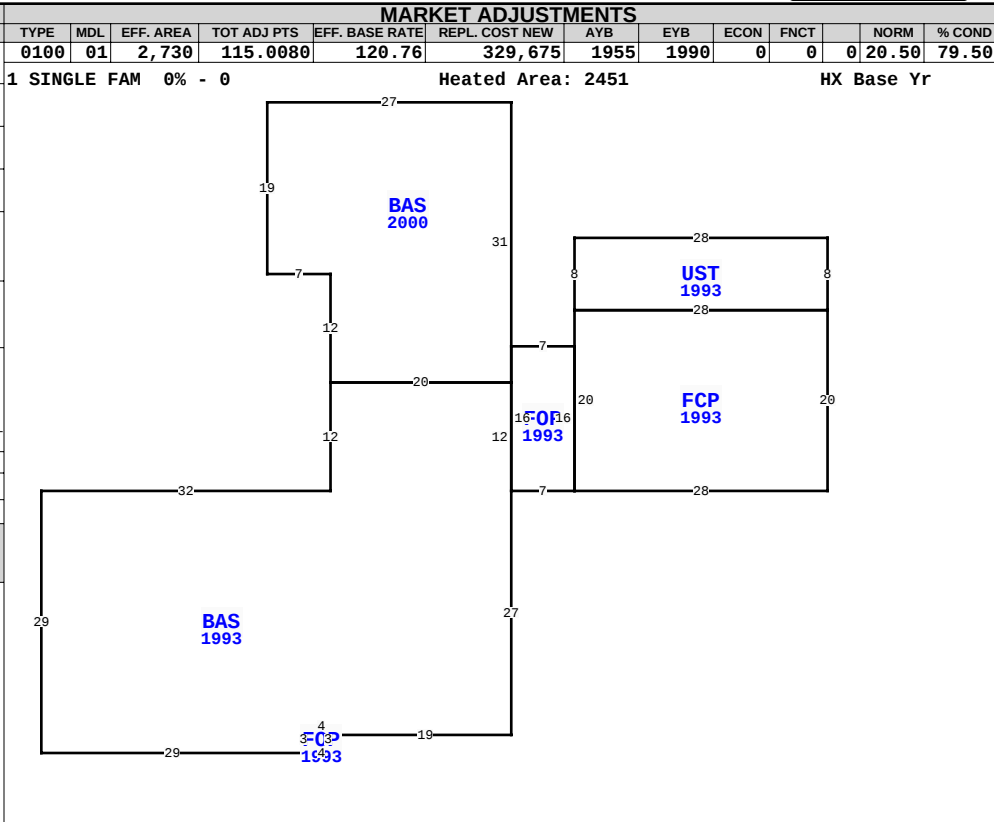
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,698	100	1993	1,698	163,015
BAS	753	100	2000	753	72,291
FCP	560	25	1993	140	13,440
FOP	12	30	1993	4	384
FOP	112	30	1993	34	3,264
UST	224	45	1993	101	9,697

TOTALS	3,359			2,730	262,092
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
5	1242	WD DECK A	0	0	0	0	555.00	SF	10.00
6	0940	SHEDS/PORT	0	0	13	10	130.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	R-1	137.00	137.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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1725 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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1955	1955	3	20	700	
5	1242	WD DECK A	0	0	0	0	555.00	SF	10.00	10.00	100	2000	2000	3	20	1,110	
6	0940	SHEDS/PORT	0	0	13	10	130.00	SF	30.00	30.00	100	1995	1995	3	20	780	

TOTAL OB/XF										2,590							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	0	0006	R-1	137.00	137.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000

Total Acres: 0.00	Total Land Value: 300,000	Market: 0	Agricultural: 0	Common: 300,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				262,092	
TOTAL MARKET OB/XF VALUE				2,590	
TOTAL LAND VALUE - MARKET				300,000	
TOTAL MARKET VALUE				564,682	
SOH/AGL Deduction				78,499	
ASSESSED VALUE				486,183	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				486,183	
TOTAL JUST VALUE				564,682	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				557,192	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121727	INSTALL LP GAS TA	895	08/22/2012
20121258	INSTALL DUCT WORK	1,250	06/26/2012
20121214	ELEC.REMODEL	2,150	06/21/2012
20121136	RE-ROOF	5,000	06/15/2012
20121142	PLUMBING REMODEL	6,829	06/15/2012
20121058	INTER & EXT REMOD	80,000	06/06/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1808/1129	6/04/2012	WD	U	I	11	210,000	
GRANTOR: FREEMAN WALTER RANDAL							
GRANTEE: THOMAS ALAN & ANGEL							
1796/0253	6/01/2012	WD	Q	I	01	210,000	
GRANTOR: FREEMAN DOROTHY H & W							
GRANTEE: THOMAS ALAN & ANGEL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2000] W27 S19 E7 S12 BAS=[YR=1993] S12 W32 S29 E29 FOP=[YR=1993] E4 N3 W4 S3 \$ N3 E4 S1 E19 N27 FOP=[YR=1993] E7 FCP=[YR=1993] E28 N20 UST=[YR=1993] N8 W28 S8 E28 \$ W28 S20 \$ N16 W7 S16 \$ N12 W20 \$ E20 N31 \$.									