BLOCK P S'LY 91 FT OF LOT 4
IN OR 510 PG 176
ATLANTIC HIGHLANDS SUB

HILL JAMES ALLEN & KATHLEEN K
1717 BROOME ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1060-000P-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

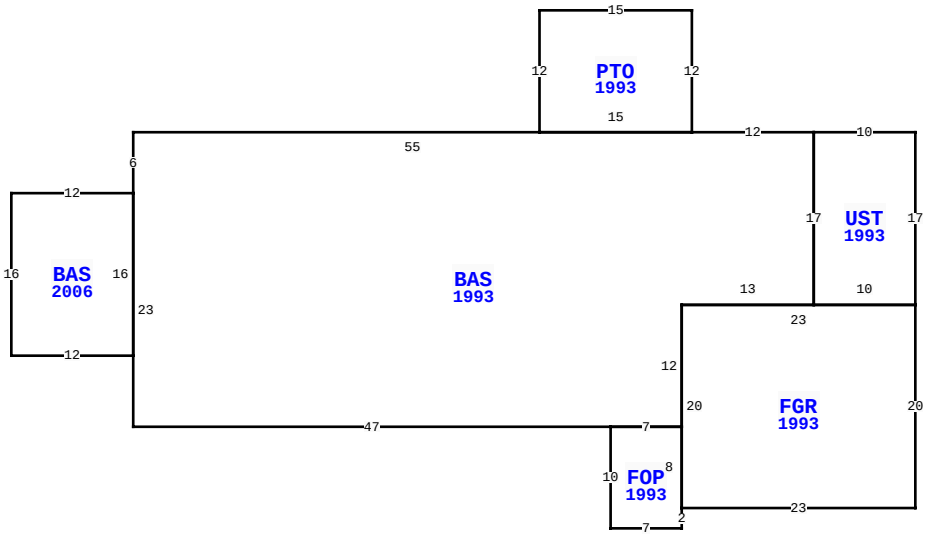
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	1,787	100	1993	1,787	148,908
BAS	192	100	2006	192	15,999
FGR	460	55	1993	253	21,082
FOP	70	30	1993	21	1,750
PTO	180	5	1993	9	750
UST	170	45	1993	76	6,333
TOTALS	2,859			2,338	194,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,338	106.5260	111.85	261,505	1966	1980	0	0	0	25.50	74.50

1 SINGLE FAM 100% - 1989 Heated Area: 1979 HX Base Yr 1989



1717 BROOME ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		194,821
TOTAL MARKET OB/XF VALUE		422
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		450,243
SOH/AGL Deduction		306,877
ASSESSED VALUE		143,366
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		91,955
TOTAL JUST VALUE		450,243
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		416,027

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180744	REMODEL	23,550	03/05/2018
20121245	REPLACE 2 WINDOWS	908	06/25/2012
20110977	H/AC	5,000	06/16/2011
20101043	RE-ROOF	6,000	06/24/2010
20061971	H/AC	350	08/23/2006
20061954	REMODEL	750	08/22/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0510/0176	2/06/1987	WD	Q	I		72,400
GRANTOR: GREGORY JOHN & C B						
GRANTEE: HILL JAMES & K K						
0076/0138	1/01/1967	TA	U	I		21,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W10 BAS=[YR=1993] W12 PTO=[YR=1993] N12 W15 S12 E15 $ W55 S6 BAS=[YR=2006] W12 S16 E12 N16$ S23 E47 FOP=[YR=1993] S10 E7 N2 FGR=[YR=1993] E23 N20 W23 S20 $ N8 W7 $ E7 N12 E13 N17 $ S17 E10 N17 $.

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
3	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	2006	2006	3	22	422	

LAND DESCRIPTION

TOTAL OB/XF 422

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	91.00	137.00	1.00	LT		1.00	1.00	1.00	255,000.00	255,000.00	255,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/09/2026 BY SYS