BLK 244 N 81 FT OF TRACT A OF
LOT 6 IN OR 1382/1533
CITY OF FDNA BEACH S/D OF

HUGHES ANDREW MORGAN
1324 BROOME ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0244-06A1

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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

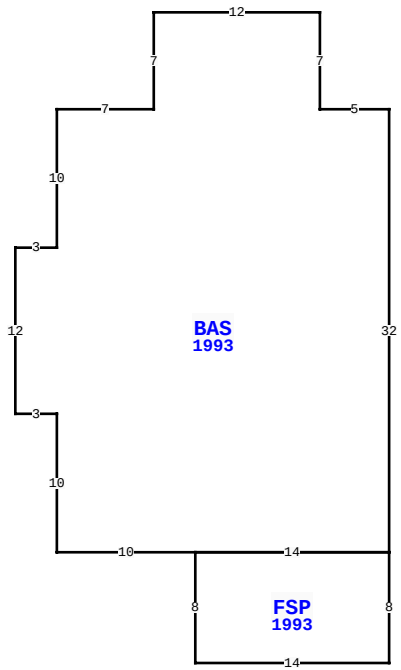
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	888	100	1993	888	132,889
FSP	112	40	1993	45	6,734
TOTALS	1,000			933	139,623

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	933	122.6880	170.54	159,114	1955	2000	0	0	0	12.25	87.75

1 SNGL FAM 100% - 2019 Heated Area: 888 HX Base Yr 2019



1324 BROOME ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		139,623
TOTAL MARKET OB/XF VALUE		1,131
TOTAL LAND VALUE - MARKET		144,585
TOTAL MARKET VALUE		285,339
SOH/AGL Deduction		178,678
ASSESSED VALUE		106,661
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		55,250
TOTAL JUST VALUE		285,339
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,790

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120289	OTHER	1,000	02/22/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1382/1533	1/18/2006	QC	Q	I	01	100
GRANTOR: HUGHES ANDREW M & BET						
GRANTEE: HUGHES ANDREW MORGA						
0771/0728	9/18/1996	WD	Q	I		53,000
GRANTOR: HARDRICK CHARLES M &						
GRANTEE: BAUGHER BETH ANN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 N7 W12 S7 W7 S10 W3 S12 E3 S10 E10
FSP=[YR=1993] S8 E14 N8 W14 $ E14 N32 $.

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	0819	CONC 12"	0	100	5	4	20.00	SF	9.50	9.50	100	1955	1955	3	20	38	
2	0940	SHEDS/PORT	0	100	9	16	144.00	SF	33.00	33.00	100	2005	2005	3	21	998	
3	1244	WD DECK EX	0	100	4	4	16.00	SF	18.50	18.50	100	2005	2005	3	32	95	

LAND DESCRIPTION

TOTAL OB/XF 1,131

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	MU-1			4,131.00	SF		1.00	1.00	1.00	35.00	35.00	144,585							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.09 Total Land Value: 144,585 Market: 0 Agricultural: 0 Common: 144,585 PRINTED 07/09/2026 BY SYS