

WOLFORD KIM ANNETTE
1315 BROOME STREET
FERNANDINA BEACH, FL 32034

00-00-31-1800-0245-01B2



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 80

Exterior Wall10ABOVE AVG 20

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 80

Interior Floor08SHT VINYL 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 100
0 100

BUD8 Adjustme Occupancy02DIST FB 100
00 NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1001.00

TOTALS1,8081,523213,703

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900011,523111.7920155.39236,659198820050009.7090.30

1 SNGL FAM 100% - 2021Heated Area: 1308HX Base Yr 2021

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYTax Group: 2Tax Dist:

BUILDING MARKET VALUE213,703

TOTAL MARKET OB/XF VALUE2,100

TOTAL LAND VALUE - MARKET125,000

TOTAL MARKET VALUE340,803

SOH/AGL Deduction100,775

ASSESSED VALUE240,028

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE188,617

TOTAL JUST VALUE340,803

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE334,634

SUBTOTAL

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCD SALE PRICE

2395/18809/10/2020WDQI02312,500

GRANTOR: LAVALLEY JOAN L/E

GRANTEE: WOLFORD KIM ANNETTE

1574/04636/27/2008WDU I 18110,000

GRANTOR: LAVALLEY WILLIAM & JO

GRANTEE: LAVALLEY WILLIAM &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 USP=[YR=2008] N12 W14 S12 E14\$ W14 S30
FGR=[YR=1993] S22 E12FOP=[YR=2021] S4 E9N4 U2 L2 W3 N4 W4
S6\$ N22 W12\$ E12 S16 E4 S4 E3 R2 D2 E5 R2 U2 E3 N50\$.

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICELAND DATEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000006R-250.00129.001.00LT1.001.001.00125,000.00125,000.00125,000

REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 125,000Market: 0Agricultural: 0Common: 125,000PRINTED 07/09/2026 BY SYS