

BLOCK 8 LOTS 31 & 32 &
N1/2 OF LOT 30 (EX E7 FT)
PT OR 1172/1741 & OR 1104/446

CLAYTON KERSTIN (3/16%) &/HOLMES WILLIAM O (1/8%)
211 BROOME ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0008-0310



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	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	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,277	100	1,277	136,358
FSP	78	40	31	3,310
FSP	132	40	53	5,660
TOTALS	1,487		1,361	145,328

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	19	25	3			

1 SNGL FAM - 19% - 2004

Heated Area: 1277

HX Base Yr 2004

211 BROOME ST, FERNANDINA BEACH									
TOTAL OB/XF 107									

NASSAU COUNTY PROPERTY				PAGE 1 of 1		2	
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				145,328			
TOTAL MARKET OB/XF VALUE				107			
TOTAL LAND VALUE - MARKET				177,000			
TOTAL MARKET VALUE				322,435			
SOH/AGL Deduction				78,741			
ASSESSED VALUE				243,694			
TOTAL EXEMPTION VALUE				25,000			
BASE TAXABLE VALUE				218,694			
TOTAL JUST VALUE				322,435			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				309,618			

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	19	0006	C-3	50.00	100.00	5,900.00

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
SF		1.00	1.00	1.00	30.00	30.00	177,000		