

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

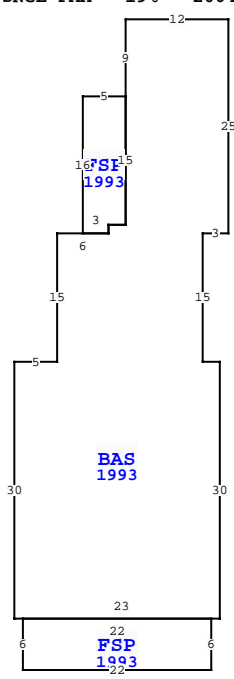
CLAYTON KERSTIN (3/16%) &/HOLMES WILLIAM O (1/8%)  
211 BROOME ST  
FERNANDINA BEACH, FL 32034

**2024**

00-00-31-1800-0008-0310

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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		1 100	
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		1005.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,277	100	1,277
FSP	78	40	31
FSP	132	40	53
TOTALS	1,487		1,361

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,361	113.3600	141.70	192,854	1900	1980		0	18.00	82.00
1 SNGL FAM - 19% - 2004											
Heated Area: 1277											
HX Base Yr 2004											



NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2			Tax Dist:	
BUILDING MARKET VALUE			158,140	
TOTAL MARKET OB/XF VALUE			102	
TOTAL LAND VALUE - MARKET			236,000	
TOTAL MARKET VALUE			394,242	
SOH/AGL Deduction			128,257	
ASSESSED VALUE			265,985	
TOTAL EXEMPTION VALUE			25,000	
BASE TAXABLE VALUE			240,985	
TOTAL JUST VALUE			394,242	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			322,435	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20072219	ROT.SIDING REPLAC	4,000	12/12/2007
6756	REPAIR/RRF	2,000	10/01/1991
BP4196	N/A	5,000	03/06/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2618/0954	2/08/2023	FJ	U	I	11	0
GRANTOR: HOLMES LAWRENCE AUGUS						
GRANTEE: HOLMES CONSTANCE						
1172/1741	9/18/2003	PR	U	I	01	100
GRANTOR: HOLMES P/R FOR TUH AL						
GRANTEE: HOLMES WILLIAM & LA						

EXTRA FEATURES																
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	0810	CONCRETE A	0	19	25	3			6.50	100	1970	1970	3	21	102	

BLD DATE		03/03/2023		NW		LGL DATE	
XF DATE						LAND DATE	
INC DATE						AG DATE	

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W12 S9 FSP=[YR=1993] W5 S16 E3 N1 E2 N15 \$ S15 W2 S1 W6 S15 W5 S30 E1 FSP=[YR=1993] S6 E22 N6 W22 \$ E23 N30 W2 N15 E3 N25\$ .	

LAND DESCRIPTION										TOTAL OB/XF														
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	19	0006	C-3	50.00	100.00	5,900.00	SF		1.00	1.00	1.00	40.00	40.00	236,000							