BLOCK 8 LOT 33
IN OR 2125/142
CITY OF FDNA BEACH

SAUER JOHN & TERESA
205 BROOME ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0008-0330

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

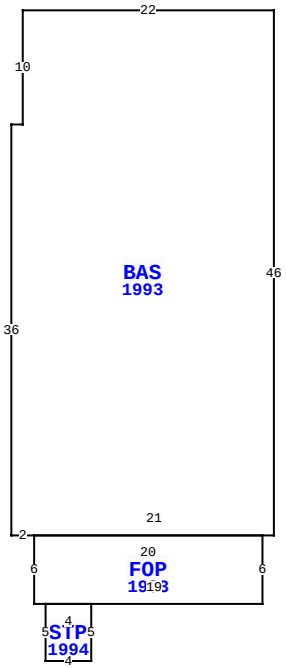
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,048	100	1,048	71,968
FOP	120	30	36	2,472
STP	20	10	2	137
TOTALS	1,188		1,086	74,577

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,086	77.3800	96.72	105,038	1900	1980	0	0	0	29.00	71.00

1 SNGL FAM – 100% - 2019 Heated Area: 1048 HX Base Yr 2019



205 BROOME ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		74,577
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		174,577
SOH/AGL Deduction		119,621
ASSESSED VALUE		54,956
TOTAL EXEMPTION VALUE	HX HB	29,956
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		174,577
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		88,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160312	DEMOLITION	0	02/05/2016
20041787	DEMOLITION	1,000	10/05/2004
6777	REPAIR/RRF	3,000	10/15/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2125/0142	6/08/2017	QC	U	I	11	100
GRANTOR: ERICKSON ROBERT & LOR						
GRANTEE: SAVER JOHN & TERESA						
2025/1013	1/22/2016	WD	U	I	37	40,000
GRANTOR: INGEBRIGTSEN CATHERIN						
GRANTEE: ERICKSON ROBERT & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S10 W1 S36 E2 FOP=[YR=1993] S6 E1
STP=[YR=1994] S5 E4 N5 W4$ E19 N6 W20$ E21 N46$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	SFR	100	0006	C-3	25.00	100.00	2,500.00	SF		1.00	1.00	1.00	40.00	40.00	100,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS