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

2025

00-00-31-1800-0008-0310

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	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

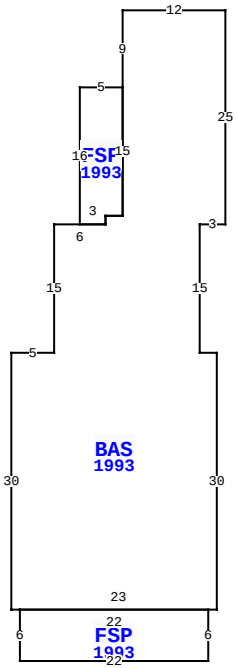
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,277	100	1993	1,277	156,216
FSP	78	40	1993	31	3,792
FSP	132	40	1993	53	6,484
TOTALS	1,487			1,361	166,492

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	149.64	203,660	1900	1980	0	0	0	18.25	81.75

1 SNGL FAM – 19% - 2004 Heated Area: 1277 HX Base Yr 2004



211 BROOME ST, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		166,492
TOTAL MARKET OB/XF VALUE		98
TOTAL LAND VALUE - MARKET		265,500
TOTAL MARKET VALUE		432,090
SOH/AGL Deduction		141,678
ASSESSED VALUE		290,412
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		265,412
TOTAL JUST VALUE		432,090
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,242

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	Q	I	01	100
GRANTOR: HOLMES P/R FOR TUH AL						
GRANTEE: HOLMES WILLIAM & LA						

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$.

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	0810	CONCRETE A	0	19	25	3	75.00	SF	6.50	6.50	100	1970	1970	3	20	98	

LAND DESCRIPTION

TOTAL OB/XF 98

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	19	0006	C-3	50.00	100.00	5,900.00	SF		1.00	1.00	1.00	45.00	45.00	265,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 265,500 Market: 0 Agricultural: 0 Common: 265,500 PRINTED 07/30/2025 BY SYS