



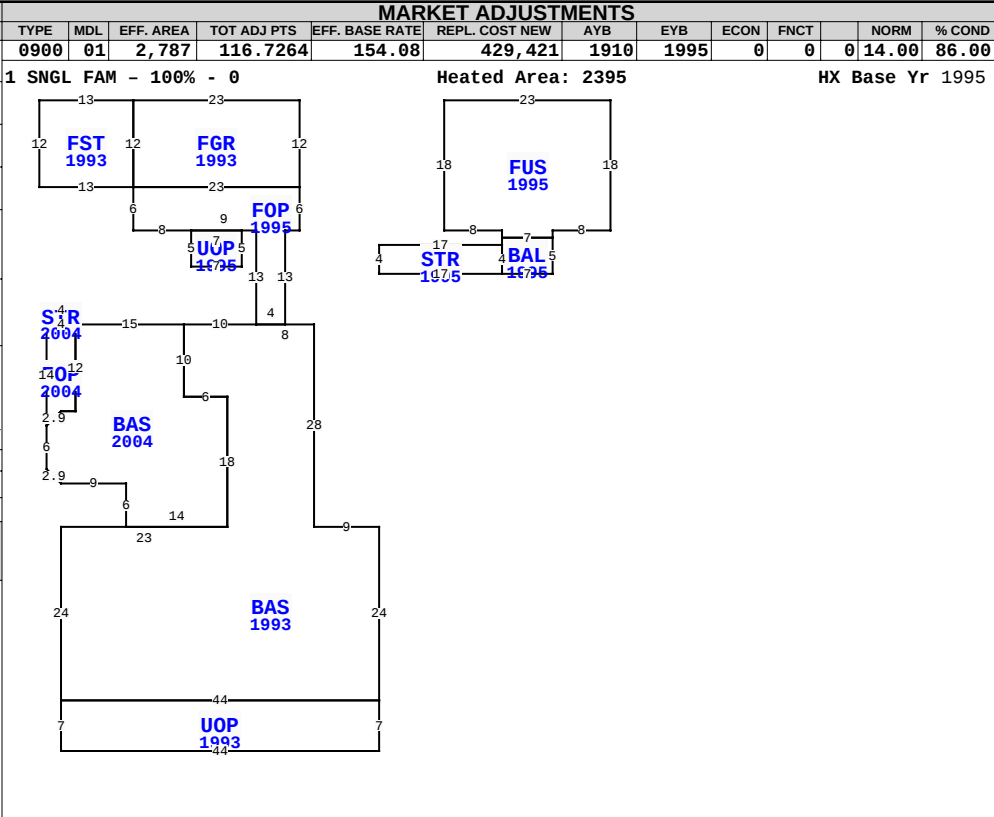
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	35	15	1995	5	662
BAS	1,452	100	1993	1,452	192,403
BAS	522	100	2004	522	69,170
FGR	276	55	1993	152	20,141
FOP	190	30	1995	57	7,553
FOP	50	30	2004	15	1,987
FST	156	55	1993	86	11,396
FUS	421	100	1995	421	55,786
STR	68	10	1995	7	928
STR	8	10	2004	1	132

TOTALS	3,521			2,787	369,302
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0858	SCULP CONC	0 100	0	0	386.00	SF	13.00	13.00
3	0855	CONC PAVER	0 100	0	0	550.00	SF	10.00	10.00



** This building has 12 Sub-Areas

404 BROOME ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025
INC DATE		AG DATE	MLU

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
2	0858	SCULP CONC	0 100	0	0	386.00	SF	13.00	13.00	100	1995	1995	3	90	4,516	
3	0855	CONC PAVER	0 100	0	0	550.00	SF	10.00	10.00	100	2004	2004	3	83	4,565	

LAND DESCRIPTION										TOTAL OB/XF										11,741		
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	LA VAL					
1	000100	C	RES	100	0003	R-2	75.00	100.00	75.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	3					
REVIEW DATE		09/23/2020		BY RK		Total Acres: 0.00			Total Land Value: 356,250			Market: 0			Agricultural: 0							

NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 2		
BUILDING MARKET VALUE										Tax Dist:		
TOTAL MARKET OB/XF VALUE										369,302		
TOTAL LAND VALUE - MARKET										11,741		
TOTAL MARKET VALUE										356,250		
SOH/AGL Deduction										737,293		
ASSESSED VALUE										584,956		
TOTAL EXEMPTION VALUE										152,337		
BASE TAXABLE VALUE										50,722		
TOTAL JUST VALUE										101,615		
NCON VALUE										737,293		
INCOME VALUE										0		
PREVIOUS YEAR MKT VALUE										663,634		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121090	ADD 1 LAVATORY	750	06/12/2012
20120839	REMODEL	0	05/14/2012
20100258	REPLACE 3 DOOR SL	1,100	02/08/2010
20040076	H/AC	3,000	01/18/2004
20034234	ENCLOSE PORCH	42,000	12/02/2003
8515	ADDITION	28,000	01/30/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2797/1151	6/25/2025	QC	U	I	11	100
GRANTOR: THAMM GERHARDT B & SU						
GRANTEE: THAMM ERIK						
0704/0186	5/09/1994	WD	U	I		92,500
GRANTOR: ANSLEY ABSALOM WOOLDR						
GRANTEE: THAMM GERHARDT B &						

BUILDING NOTES									
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BUILDING DIMENSIONS

FGR=[YR=1993] W23 FST=[YR=1993] W13 S12 E13 FOP=[YR=1995] S6 E8UOP=[YR=1995] S5E7 N5W7\$ E9S13 BAS=[YR=1993] W10 BAS=[YR=2004] W15 STR=[YR=2004] N2W4S2 FOP=[YR=2004] S14 U2 R2 E2N12W4\$ E4\$ S12W2 L2 D2 S6 D2 R2 E9S6 E14 N18W6N10\$ S10E6S18W23 S24 UOP=[YR=1993] S7 E44 N7 W44\$ E44 N24 W9 N28 W8\$ E4 N13 E2 N6 W23\$ N12\$ S12 E23 N12\$ PTR=E20 FUS=[YR=1995] S18 E8S1 BAL=[YR=1995] S1 STR=[YR=1995] W17S4E17N4\$S4E7N5W7\$ E7N1E8 N18W23\$ W20\$.