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

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

2026

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

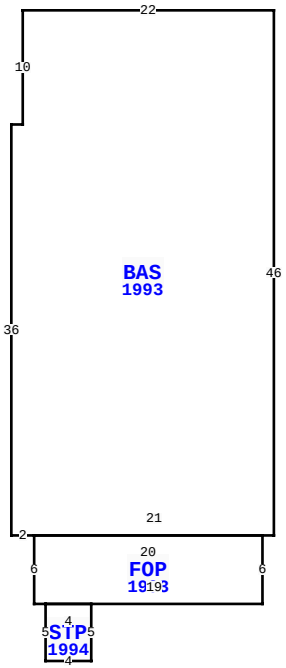
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,048	100	1993	1,048	78,906
FOP	120	30	1993	36	2,710
STP	20	10	1994	2	151
TOTALS	1,188			1,086	81,767

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	107.56	116,810	1900	1980	0	0	0	30.00	70.00

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		81,767
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		181,767
SOH/AGL Deduction		123,690
ASSESSED VALUE		58,077
TOTAL EXEMPTION VALUE	HX HB	33,077
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		181,767
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,201

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	RES	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS