BLOCK 22 LOT 6 & W25' OF LOT 7
CITY OF FDNA BEACH

AMEIGEIRAS ALYSON & MIGUEL
404 BROOME ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0022-0060

BUILDING CHARACTERISTICS

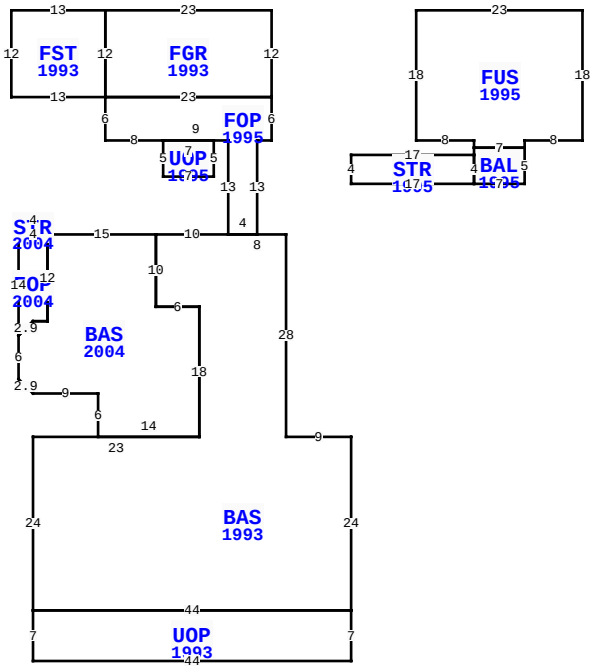
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	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 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	35	15	1995	5	693
BAS	1,452	100	1993	1,452	201,427
BAS	522	100	2004	522	72,414
FGR	276	55	1993	152	21,086
FOP	190	30	1995	57	7,907
FOP	50	30	2004	15	2,081
FST	156	55	1993	86	11,931
FUS	421	100	1995	421	58,402
STR	68	10	1995	7	971
STR	8	10	2004	1	139
TOTALS	3,521			2,787	386,623

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,787	116.7264	162.25	452,191	1910	1995	0	0	0	14.50	85.50

1 SNGL FAM 0% - 2026 Heated Area: 2395 HX Base Yr



** This building has 12 Sub-Areas

404 BROOME ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	386,623
TOTAL MARKET OB/XF VALUE	2,590
TOTAL LAND VALUE - MARKET	412,500
TOTAL MARKET VALUE	801,713
SOH/AGL Deduction	0
ASSESSED VALUE	801,713
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	801,713
TOTAL JUST VALUE	801,713
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	737,293

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
2839/0859	1/06/2026	WD	Q	I	01	912,500
GRANTOR: THAMM ERIK						
GRANTEE: AMEIGEIRAS ALYSON &						
2797/1151	6/25/2025	QC	U	I	11	100
GRANTOR: THAMM GERHARDT B & SU						
GRANTEE: THAMM ERIK						

BUILDING NOTES

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$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	74	2,590	

LAND DESCRIPTION

TOTAL OB/XF 2,590

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0	0003	R-2	75.00	100.00	75.00	FF		1.00	1.00	1.00	5,500.00	5,500.00	412,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 412,500 Market: 0 Agricultural: 0 Common: 412,500 PRINTED 07/09/2026 BY SYS