



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	06
Roof Structur	03
Roof Cover	03
Interior Wall	05
Interior Floo	14
Interior Floo	08
Air Condition	02
Heating Type	04
Bedrooms	3
Bathrooms	1
Frame	02
Stories	1.
Units	0
BUD8 Adjustme	02
Occupancy	00

Quality	02
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1,008	54,966
FOP	12	30	4	218
FOP	15	30	4	218
UGR	288	45	130	7,089
TOTALS	1,323		1,146	62,492

EXTRA FEATURES	
L N	OB/XF CODE
1	0810

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,146	91.2000	82.31	94,327	1977	1977	0	0	0	33.75
1 SINGLE FAM - 0% - 0 Heated Area: 1008 HX Base Yr											
308 VERNON ST, FERNANDINA BEACH											

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

LAND DESCRIPTION		TOTAL OB/XF	
L N	USE CODE	CLS	LAND USE DESCRIPTION
1	000100	C	SFR

NASSAU COUNTY PROPERTY	
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	62,492
TOTAL MARKET OB/XF VALUE	961
TOTAL LAND VALUE - MARKET	137,600
TOTAL MARKET VALUE	201,053
SOH/AGL Deduction	51,529
ASSESSED VALUE	149,524
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,524
TOTAL JUST VALUE	201,053
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	201,043

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2004105	REPAIR/RRF	3,000	10/09/2000

SALES DATA	
OFF RECORD Number	DATE
2628/1322	3/30/2023
GRANTOR: BAKER LATANYA NICOLE	
GRANTEE: J2911 RE LLC	
2619/0855	2/14/2023
GRANTOR: SIMMONS JIMMY J EST	
GRANTEE: BAKER LATANYA NICOL	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W42 FOP=[YR=2007] N3W4S3E4\$ UGR=[YR=1993] W12 S24 E12 N24\$ S24 E10 FOP=[YR=2007] S3E5N3W5\$ E32N24\$.	