



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

NEIGHBORHOOD/LOC		1009.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,097	100	1,097	84,470
FCP	231	25	58	4,466
FOP	64	30	19	1,463
PTO	252	5	13	1,001
UST	66	45	30	2,310
TOTALS	1,710		1,217	93,710

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	47	23	1,081.00	SF	6.50	6.50	
2	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	
3	0810	CONCRETE A	0	0	25	3	75.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0		R-2	86.00	100.00	86.00	FF	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,217	129.9560	117.29	142,742	1973	1973	0	0	0	34.35	65.65	
1 SINGLE FAM - 0% - 0 Heated Area: 1097 HX Base Yr													

316 VERNON ST, FERNANDINA BEACH				INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1,081.00	SF	6.50	6.50	100	1973	1973	3	25	1,757		
144.00	SF	30.00	30.00	100	1997	1997	3	20	864		
75.00	SF	6.50	6.50	100	1973	1973	3	25	122		

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		93,710	
TOTAL MARKET OB/XF VALUE		2,743	
TOTAL LAND VALUE - MARKET		137,600	
TOTAL MARKET VALUE		234,053	
SOH/AGL Deduction		53,000	
ASSESSED VALUE		181,053	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		181,053	
TOTAL JUST VALUE		234,053	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		232,887	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081154	H/AC	3,000	07/05/2008
8087	REPAIR/RRF	2,000	01/06/1994
4220	REPAIR/RRF	400	03/19/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0686/1630	8/18/1993	WD	Q	I		23,000	
GRANTOR: JOHNSON JOHNNIE J							
GRANTEE: GISSENTANA & STRUME							
0656/1264	5/06/1992	WD	U	I	05	20,000	
GRANTOR: FORD CONSUMER FINANC							
GRANTEE: JOHNSON JOHNNIE J							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W43 UST=[YR=1993] W11 S6 PTO=[YR=2007] W12 S21 E12 FCP=[YR=1993] E11 FOP=[YR=1993] E16 N4 W16 S4 \$ N21 W11 S21 \$ N21 \$ E11 N6 \$ S23 E16 S4 E27 N27 \$.											