BLK 231 TRACT D OF LOT 1
IN OR 1521/1143
CITY OF FDNA BEACH

HOPKINS BETTY C L/E/
403 VERNON ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0231-01D0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

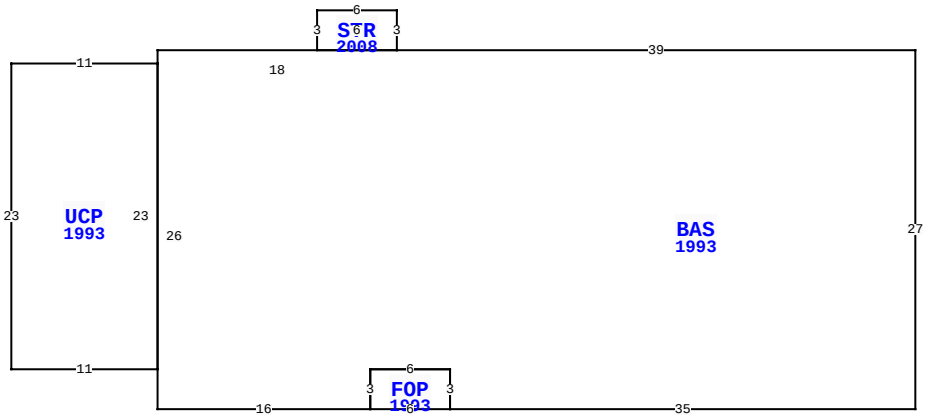
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,521	100	1,521	120,419
FOP	18	30	5	396
STR	18	10	2	158
UCP	253	20	51	4,038
TOTALS	1,810		1,579	125,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,579	127.1328	114.74	181,174	1980	1980	0	0	0	31.00	69.00

1 SINGLE FAM – 100% - 1983 Heated Area: 1521 HX Base Yr 1983



403 VERNON ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		125,010
TOTAL MARKET OB/XF VALUE		4,918
TOTAL LAND VALUE - MARKET		137,600
TOTAL MARKET VALUE		267,528
SOH/AGL Deduction		177,996
ASSESSED VALUE		89,532
TOTAL EXEMPTION VALUE	HX HB WX SX	89,532
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		267,528
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7780	GARAGE	2,000	07/01/1993
6657	XFOB	600	07/16/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/1143	8/27/2007	WD	U	I	01	10,500
GRANTOR: HOPKINS BETTY C						
GRANTEE: BROWN REGINALD Q &						
0304/0577	11/01/1979	WD	U	V		6,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39STR=[YR=2008] N3W6S3E6$ W18S1 UCP=[YR=1993] W11 S23 E11 N23$ S26 E16 FOP=[YR=1993] E6 N3W6 S3$ N3 E6 S3 E35 N27$.

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
1	0810	CONCRETE A	0	100	52	10	520.00	SF	6.50	6.50	100	1991	1991	3	64	2,163	
2	0810	CONCRETE A	0	100	14	10	140.00	SF	6.50	6.50	100	1993	1993	3	68	619	
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	18.00	18.00	100	1981	1981	3	20	288	
4	0510	GARAGE WD-	0	100	22	12	264.00	SF	35.00	35.00	100	1993	1993	3	20	1,848	

LAND DESCRIPTION

TOTAL OB/XF 4,918

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	SFR	100		R-2	86.00	100.00	86.00	FF		1.00	1.00	0.80	2,000.00	1,600.00	137,600							

REVIEW DATE 05/30/2019 BY DJA Total Acres: 0.00 Total Land Value: 137,600 Market: 0 Agricultural: 0 Common: 137,600 PRINTED 08/02/2023 BY SYS