BLK 231 TRACT D OF LOT 2
IN OR 213/306
CITY OF FDNA BEACH

ROBINSON JOHNNIE L III
417 VERNON ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0231-02D0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
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		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

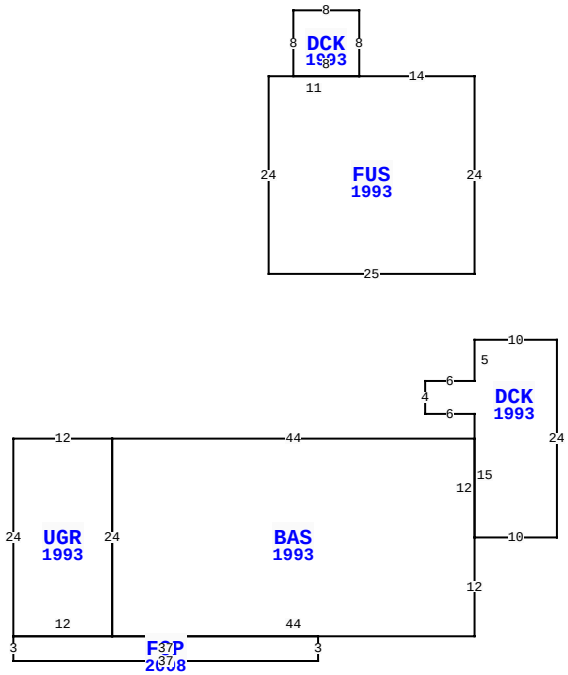
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	83,903
DCK	64	10	6	477
DCK	264	10	26	2,066
FOP	111	30	33	2,622
FUS	600	100	600	47,672
UGR	288	45	130	10,329
TOTALS	2,383		1,851	147,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,851	103.8800	93.75	173,531	1990	1990	0	0	0	15.25	84.75

1 SINGLE FAM – 100% - 1991 Heated Area: 1656 HX Base Yr 1991



417 VERNON ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		147,068
TOTAL MARKET OB/XF VALUE		3,536
TOTAL LAND VALUE - MARKET		137,600
TOTAL MARKET VALUE		288,204
SOH/AGL Deduction		179,746
ASSESSED VALUE		108,458
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		58,458
TOTAL JUST VALUE		288,204
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4411	NEW CONSTR	51,000	07/24/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0213/0306	3/01/1976	WD	Q	V		400

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 UGR=[YR=1993] W12 S24 FOP=[YR=2008] S3 E37 N3 W37 $ E12 N24 $ S24 E44 N12 DCK=[YR=1993] E10 N24 W10S5W6S4E6S15$ N12 $ PTR= N20 FUS=[YR=1993] N24W14 DCK=[YR=1993] N8 W8S8E8$W11 S24E25$S20$.

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	0	0	850.00	SF	6.50	6.50	100	1991	1991	3	64	3,536	

LAND DESCRIPTION

TOTAL OB/XF 3,536

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