BLK 231 TRACTS A & B OF LOT 10
CITY OF FDNA BEACH

KING WILLIE F/YOUNG DEANNA S
404 VERNON ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0231-10A0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	04	Quality Level 04

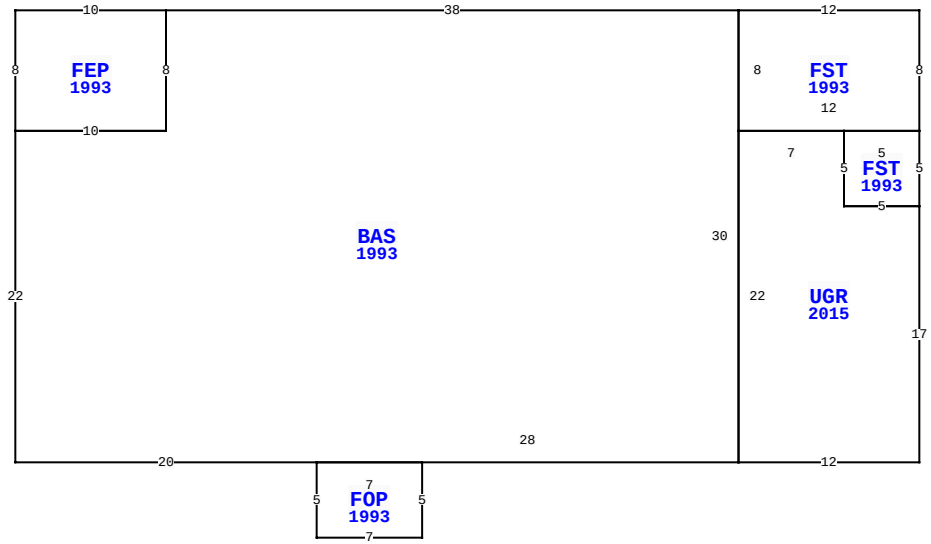
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,360	100	1,360	121,698
FEP	80	80	64	5,727
FOP	35	30	10	895
FST	25	55	14	1,253
FST	96	55	53	4,742
UGR	239	45	108	9,665
TOTALS	1,835		1,609	143,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,609	114.4899	103.33	166,258	1957	1995	0	0	0	13.40	86.60

1 SINGLE FAM – 100% - 2016 Heated Area: 1360 HX Base Yr 2016



404 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		143,979
TOTAL MARKET OB/XF VALUE		3,054
TOTAL LAND VALUE - MARKET		275,200
TOTAL MARKET VALUE		422,233
SOH/AGL Deduction		201,428
ASSESSED VALUE		220,805
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		120,805
TOTAL JUST VALUE		422,233
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,835

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102124	H/AC	3,500	12/13/2010
20100534	REROOF W/25YR SHN	1,425	04/01/2010
20100493	OTHER	2,000	03/25/2010
5001	REROOF	3,837	09/02/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2412/1602	12/01/2020	WD	U	I	30	49,500
GRANTOR: KING WILLIE F						
GRANTEE: KING WILLIE F & DEA						
1970/1149	2/27/2015	WD	Q	I	01	138,000
GRANTOR: YOUNG DEANNA S						
GRANTEE: KING WILLIE F						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W12 BAS=[YR=1993] W38 FEP=[YR=1993] W10 S8 E10 N8$ S8 W10 S22 E20 FOP=[YR=1993] S5 E7 N5 W7$ E28 UGR=[YR=2015] E12 N17 FST=[YR=1993] N5 W5 S5 E5$ W5 N5 W7 S22$ N30$ S8 E12 N8$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1957	1957	3	20	700	
2	0810	CONCRETE A	0	100	59	10	590.00	SF	6.50	6.50	100	1957	1957	3	20	767	
3	0810	CONCRETE A	0	100	30	4	120.00	SF	6.50	6.50	100	1957	1957	3	20	156	
4	0810	CONCRETE A	0	100	8	7	56.00	SF	6.50	6.50	100	1984	1984	3	47	171	
5	0810	CONCRETE A	0	100	12	17	204.00	SF	6.50	6.50	100	2013	2013	3	95	1,260	

LAND DESCRIPTION

TOTAL OB/XF 3,054

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	0006	R-2	86.00	100.00	86.00	FF		1.00	1.00	0.80	2,000.00	1,600.00	137,600							
2	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 06/18/2020 BY DJA Total Acres: 0.00 Total Land Value: 275,200 Market: 0 Agricultural: 0 Common: 275,200 PRINTED 08/02/2023 BY SYS