

BLOCK 232 S50 FT OF N58  
FT OF SUB C OF LOT 4  
IN OR 1432/174

WATKINS DOLLIE MAE  
715 VERNON ST  
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0232-04C2



| BUILDING CHARACTERISTICS                                                                                                                      |                  |                  |                                                                                                                                                       |                      |           |             |                |                |                | MARKET ADJUSTMENTS              |         |             |        |         |                   |                  |            |                             |      | NASSAU COUNTY PROPERTY |      |     |    |        |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------|-------------|----------------|----------------|----------------|---------------------------------|---------|-------------|--------|---------|-------------------|------------------|------------|-----------------------------|------|------------------------|------|-----|----|--------|--|--|--|--|--|
| ELEMENT                                                                                                                                       | CD               | CONSTRUCTION     | TYPE                                                                                                                                                  | MDL                  | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB            | EYB                             | ECON    | FNCT        | NORM   | % COND  | VALUATION SUMMARY |                  |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                                 | 05               | AVERAGE 80       | 0100                                                                                                                                                  | 01                   | 1,004     | 105.0624    | 94.82          | 95,199         | 1973           | 1973                            | 0       | 0           | 22.50  | 77.50   | STANDARD          |                  |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                                 | 19               | COMMON BRK 20    | 1 SINGLE FAM - 100% - 1974                                                                                                                            |                      |           |             |                |                |                |                                 |         |             |        |         |                   | Heated Area: 986 |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Roof Structure                                                                                                                                | 03               | GABLE/HIP 100    | <div>34</div> <div>29</div> <div>29</div> <div>19</div> <div>15</div> <div>4</div> <div>15</div> <div>4</div> <div>BAS 1993</div> <div>FOP 2008</div> |                      |           |             |                |                |                |                                 |         |             |        |         |                   | HX Base Yr 1974  |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Roof Cover                                                                                                                                    | 03               | COMP SHNGL 100   |                                                                                                                                                       |                      |           |             |                |                |                |                                 |         |             |        |         |                   |                  |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Wall                                                                                                                                 | 05               | DRYWALL 100      |                                                                                                                                                       |                      |           |             |                |                |                |                                 |         |             |        |         |                   |                  |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Floor                                                                                                                                | 14               | CARPET 70        |                                                                                                                                                       |                      |           |             |                |                |                |                                 |         |             |        |         |                   |                  |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Floor                                                                                                                                | 08               | SHT VINYL 30     |                                                                                                                                                       |                      |           |             |                |                |                |                                 |         |             |        |         |                   |                  |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Air Condition                                                                                                                                 | 02               | WINDOW 100       |                                                                                                                                                       |                      |           |             |                |                |                |                                 |         |             |        |         |                   |                  |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Heating Type                                                                                                                                  | 02               | CONVECTION 100   |                                                                                                                                                       |                      |           |             |                |                |                |                                 |         |             |        |         |                   |                  |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Bedrooms                                                                                                                                      | 3                | 100              |                                                                                                                                                       |                      |           |             |                |                |                |                                 |         |             |        |         |                   |                  |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Bathrooms                                                                                                                                     | 1                | 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                                                                                                                                           | 986              | 100              | 986                                                                                                                                                   | 72,457               |           |             |                |                |                |                                 |         |             |        |         |                   |                  |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FOP                                                                                                                                           | 60               | 30               | 18                                                                                                                                                    | 1,323                |           |             |                |                |                |                                 |         |             |        |         |                   |                  |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| TOTALS                                                                                                                                        | 1,046            |                  | 1,004                                                                                                                                                 | 73,779               |           |             |                |                |                |                                 |         |             |        |         |                   |                  |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                |                  |                  |                                                                                                                                                       |                      |           |             |                |                |                | 715 VERNON ST, FERNANDINA BEACH |         |             |        |         |                   |                  |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| L N                                                                                                                                           | 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                                                                                                                                                 | 14                   | 9         | 126.00      | SF             | 6.50           | 6.50           | 100                             | 1980    | 1980        | 3      | 35      | 287               |                  |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                              |                  |                  |                                                                                                                                                       |                      |           |             |                |                |                |                                 |         |             |        |         |                   |                  |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| L N                                                                                                                                           | USE CODE         | CLS              | LAND USE DESCRIPTION                                                                                                                                  | CAP                  | R D       | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS    | UNIT TYPE                       | D T     | DPH 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         | 50.00          | 100.00         | 50.00          | FF                              |         | 1.00        | 1.00   | 1.00    | 2,000.00          | 2,000.00         | 100,000    |                             |      |                        |      |     |    |        |  |  |  |  |  |
| REVIEW DATE 05/29/2019 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS |                  |                  |                                                                                                                                                       |                      |           |             |                |                |                |                                 |         |             |        |         |                   |                  |            |                             |      |                        |      |     |    |        |  |  |  |  |  |