BLOCK 232 S 50 FT OF C OF 5
IN OR 330 PG 615
CITY OF FDNA BEACH

THOMAS LORA ANN
731 VERNON ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0232-05C2

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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

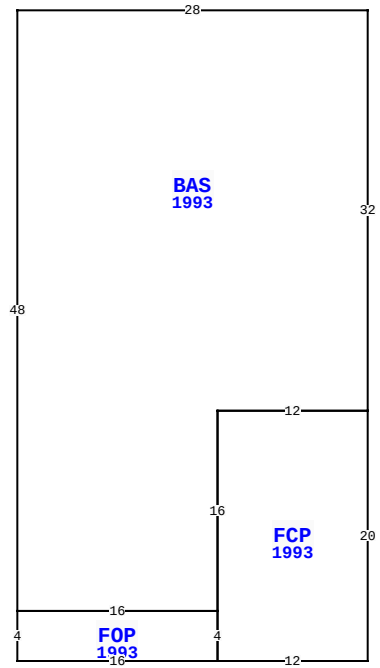
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	88,020
FCP	240	25	60	4,584
FOP	64	30	19	1,452
TOTALS	1,456		1,231	94,056

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,231	103.8800	93.75	115,406	1981	1985	0	0	0	18.50	81.50

1 SINGLE FAM – 0% - 0 Heated Area: 1152 HX Base Yr



731 VERNON ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	94,056
TOTAL MARKET OB/XF VALUE	1,089
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	195,145
SOH/AGL Deduction	55,323
ASSESSED VALUE	139,822
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	139,822
TOTAL JUST VALUE	195,145
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	170,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0330/0615	2/01/1981	WD	Q	I		3,300
GRANTOR:						
GRANTEE:						
0330/0615	2/01/1981	WD	Q	I		3,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S48 FOP=[YR=1993] S4 E16 N4 W16$ E16
FCP=[YR=1993] S4 E12 N20 W12 S16$ N16 E12 N32$.

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	0	49	9	441.00	SF	6.50	6.50	100	1981	1981	3	38	1,089	

LAND DESCRIPTION

TOTAL OB/XF 1,089

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	0	0006	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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS