

BLOCK 232 LOT N50 FT OF S64 FT
OF D OF 5
IN OR 2219/78

CZYMBOR DANIELLE/CZYMBOR MICHAEL
727 VERNON ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0232-05D1



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	15	CONC BLOCK 70		
Exterior Wall	10	ABOVE AVG 30		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 70		
Interior Floor	14	CARPET 30		
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		05	Quality Level 05	
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	117,289
FGR	240	55	132	13,440
FOP	64	30	19	1,935
TOTALS	1,456		1,303	132,662

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,303	121.1100	109.30	142,418	1981	2008	0	0	0	6.85	93.15	
1 SINGLE FAM - 100% - 2019 Heated Area: 1152 HX Base Yr 2019													
727 VERNON ST, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													

NASSAU COUNTY PROPERTY				PAGE 1 of 1		2
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE				132,662		
TOTAL MARKET OB/XF VALUE				3,591		
TOTAL LAND VALUE - MARKET				100,000		
TOTAL MARKET VALUE				236,253		
SOH/AGL Deduction				86,453		
ASSESSED VALUE				149,800		
TOTAL EXEMPTION VALUE		HX HB		50,000		
BASE TAXABLE VALUE				99,800		
TOTAL JUST VALUE				236,253		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				214,569		

TOTALS		1,456	1,363		132,662		727 VERNON ST, FERNANDINA BEACH							XF DATE		LAND DATE	
														INC DATE		AG DATE	
EXTRA FEATURES																	
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	0	0	345.00	SF	6.50	6.50	100	1981	1981	3	38	852	
2	0810	CONCRETE A	0	100	0	0	490.00	SF	6.50	6.50	100	2004	2004	3	86	2,739	
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