

BLOCK 232 LOT N'LY 33 FT OF A
OF LOT 7 & SUBLOT B OF LOT 8
IN OR 2515/1490

LEROUX CHLOE
702 VERNON ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0232-07A1



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 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

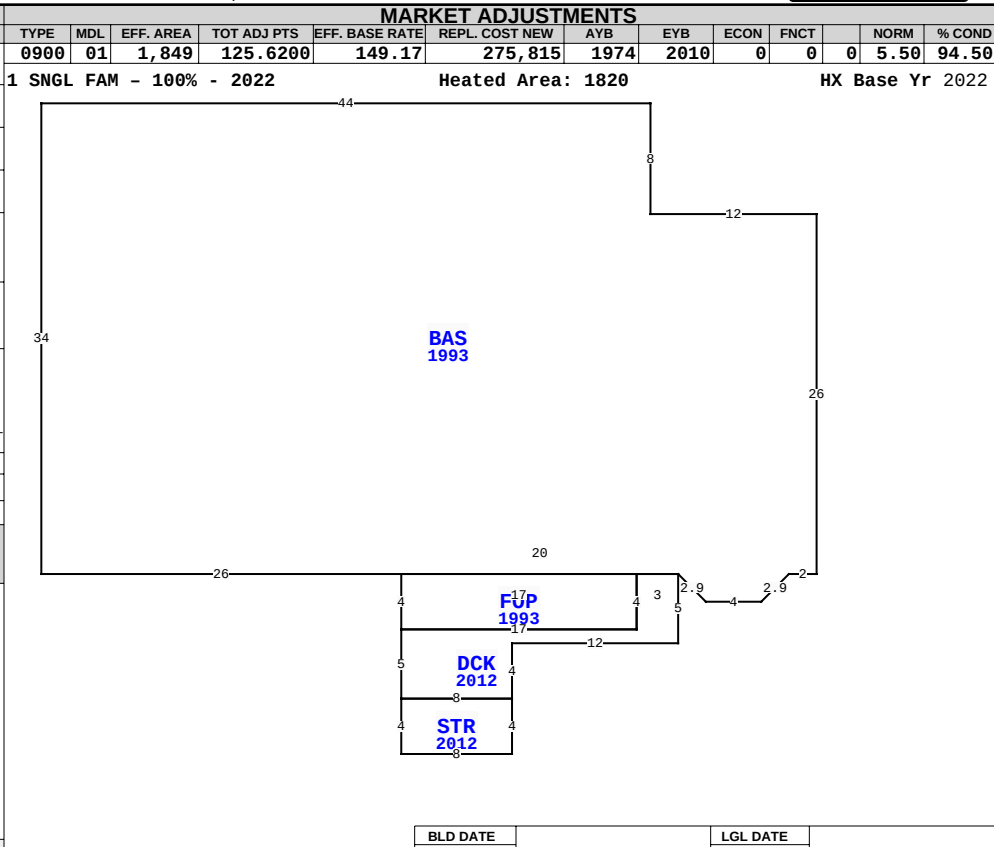
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100	1,820	256,557
DCK	64	10	6	846
FOP	68	30	20	2,819
STR	32	10	3	423
TOTALS	1,984		1,849	260,645

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0 100	0	0	888.00	SF	10.00	10.00	100	2012
2	0810	CONCRETE A	0 100	44	9	396.00	SF	6.50	6.50	100	1989
3	0510	GARAGE WD-	0 100	21	12	252.00	SF	35.00	35.00	100	1996
4	0940	SHEDS/PORT	0 100	10	12	120.00	SF	30.00	30.00	100	1996
5	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1996
6	0810	CONCRETE A	0 100	53	9	477.00	SF	6.50	6.50	100	1996
7	0820	WOOD WALK	0 100	0	0	106.00	SF	11.75	11.75	100	2012

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-2	89.00	100.00	89.00	FF	1.00



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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										260,645	
TOTAL MARKET OB/XF VALUE										14,146	
TOTAL LAND VALUE - MARKET										178,000	
TOTAL MARKET VALUE										452,791	
SOH/AGL Deduction										134,911	
ASSESSED VALUE										317,880	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										267,880	
TOTAL JUST VALUE										452,791	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										308,621	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040689	H/AC	3,000	04/08/2004
B969858	REPAIR/RRF	12,500	06/10/1996
5290	ADDITION	8,000	03/30/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2515/1490	11/16/2021	WD	Q	I	02	415,000	
GRANTOR: STATHAM LINDA L							
GRANTEE: LEROUX CHLOE							
2296/1718	8/07/2019	QC	U	I	11	100	
GRANTOR: STATHAM DEVIN							
GRANTEE: STATHAM LINDA L							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W12 N8W44 S34 E26 FOP=[YR=1993] S4											
DCK=[YR=2012] S5 STR=[YR=2012] S4E8N4W8\$ E8N4E12N5W3 S4W17\$ E17N4W17\$ E20 D2 R2 E4 U2 R2 E2N26\$.											