BLOCK 232 SLY 53 FT OF
SUBLOT A & NLY 22 FT OF
SUBLOT B OF 7

**SULLIVAN NORAH MARY**
710 VERNON ST
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-1800-0232-07A2**

## NASSAU COUNTY PROPERTY



## 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 | 11 | CLAY TILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 03 | Quality Level 03 |

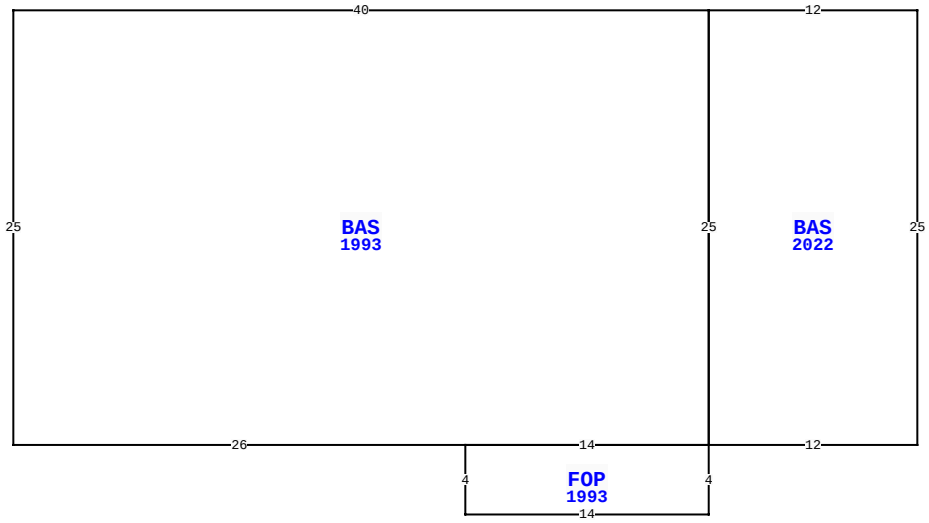
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,000 | 100 | 1,000 | 95,824 |
| BAS | 300 | 100 | 300 | 28,747 |
| FOP | 56 | 30 | 17 | 1,629 |
| TOTALS | 1,356 | | 1,317 | 126,200 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,317 | 127.9200 | 115.45 | 152,048 | 1973 | 1983 | 0 | 0 | 0 | 17.00 | 83.00 |

1 SINGLE FAM – 100% - 2023 Heated Area: 1300 HX Base Yr 2023




710 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 | | 126,200 |
| TOTAL MARKET OB/XF VALUE | | 366 |
| TOTAL LAND VALUE - MARKET | | 127,500 |
| TOTAL MARKET VALUE | | 254,066 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 254,066 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 204,066 |
| TOTAL JUST VALUE | | 254,066 |
| NCON VALUE | | 24,883 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 225,370 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 6803 | REPAIR/RRF | 1,500 | 11/19/1991 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2539/1463 | 2/14/2022 | WD | Q | I | 01 | 263,000 |
| GRANTOR: OPENDOOR PROPERTY TRU | | | | | | |
| GRANTEE: SULLIVAN NORAH MARY | | | | | | |
| 2462/1304 | 5/14/2021 | WD | U | I | 37 | 266,400 |
| GRANTOR: CARBAJAL CLINT E SAEN | | | | | | |
| GRANTEE: OPENDOOR PROPERTY T | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W12 BAS=[YR=1993] W40 S25 E26 FOP=[YR=1993] S4E14 N4W14$ E14 N25$ S25E12N25$.

## 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 | 100 | 25 | 9 | 225.00 | SF | 6.50 | 6.50 | 100 | 1973 | 1973 | 3 | 25 | 366 | |

## LAND DESCRIPTION

TOTAL OB/XF 366

| 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 | 75.00 | 100.00 | 75.00 | FF | | 1.00 | 1.00 | 0.85 | 2,000.00 | 1,700.00 | 127,500 | | | | | | | |

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS