BLOCK 232 SUB A OF LOT 8 &
SO 8 FT OF SUB B OF LOT 9
IN OR 2385/774

DOUGHERTY ROBERT C & KATHLEEN
2211 FLORIDA AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0232-08A0

BUILDING CHARACTERISTICS

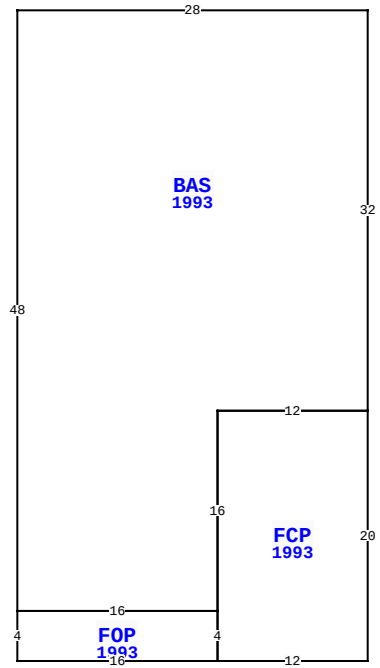
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	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	100,588
FCP	240	25	60	5,239
FOP	64	30	19	1,659
TOTALS	1,456		1,231	107,486

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	108.1000	97.56	120,096	1981	2001	0	0	0	10.50	89.50

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



630 VERNON ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	107,486
TOTAL MARKET OB/XF VALUE	1,223
TOTAL LAND VALUE - MARKET	115,200
TOTAL MARKET VALUE	223,909
SOH/AGL Deduction	34,494
ASSESSED VALUE	189,415
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,415
TOTAL JUST VALUE	223,909
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	200,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052545	REPAIR/RRF	3,000	08/26/2005
30450	NEW CONSTR	30,450	07/01/1981

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2385/0774	8/17/2020	WD	Q	I	01	212,000
GRANTOR: BARCLAY CAROLYN K						
GRANTEE: DOUGHERTY ROBERT C						
1154/1314	7/18/2003	WD	Q	I		63,200
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: BARCLAY CAROLYN K						

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	51	9	459.00	SF	6.50	6.50	100	1982	1982	3	41	1,223	

LAND DESCRIPTION

TOTAL OB/XF 1,223

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		R-2	64.00	100.00	64.00	FF		1.00	1.00	0.90	2,000.00	1,800.00	115,200							

REVIEW DATE 05/30/2019 BY DJA Total Acres: 0.00 Total Land Value: 115,200 Market: 0 Agricultural: 0 Common: 115,200 PRINTED 08/02/2023 BY SYS