BLOCK 232 N 57 FT OF SUB A OF
LOT 9 IN OR 358 PG 225
CITY OF FDNA BEACH

THOMAS ANNETTE L
P O BOX 15508
FERNANDINA BEACH, FL 32035

2023

00-00-31-1800-0232-09A1

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	02	WINDOW 100
Heating Type	02	CONVECTION 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	02	Quality Level 02

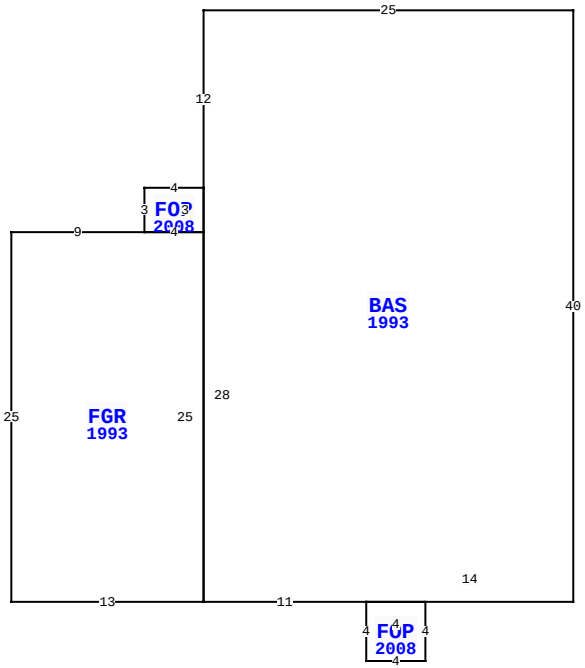
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1,000	68,142
FGR	325	55	179	12,197
FOP	12	30	4	272
FOP	16	30	5	341
TOTALS	1,353		1,188	80,953

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,188	92.6440	83.61	99,329	1981	1985	0	0	0	18.50	81.50

1 SINGLE FAM – 100% - 1983 Heated Area: 1000 HX Base Yr 1983



616 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		80,953
TOTAL MARKET OB/XF VALUE		1,142
TOTAL LAND VALUE - MARKET		114,000
TOTAL MARKET VALUE		196,095
SOH/AGL Deduction		139,942
ASSESSED VALUE		56,153
TOTAL EXEMPTION VALUE	HX HB	31,153
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		196,095
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0358/0225	4/01/1982	WD	Q	I		32,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S12 FOP=[YR=2008] W4S3 FGR=[YR=1993] W9 S25 E13 N25W4$E4N3$ S28 E11 FOP=[YR=2008] S4E4N4W4$E14 N40$.

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	46	9	414.00	SF	6.50	6.50	100	1981	1981	3	38	1,023	
2	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	6.50	100	1981	1981	3	38	119	

LAND DESCRIPTION

TOTAL OB/XF 1,142

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	57.00	100.00	57.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	114,000							

REVIEW DATE 05/08/2017 BY DJX Total Acres: 0.00 Total Land Value: 114,000 Market: 0 Agricultural: 0 Common: 114,000 PRINTED 08/02/2023 BY SYS