BLOCK 232 N 28 FT OF SUB B OF
LOT 9 & S 29 FT OF SUB A OF 9
CITY OF FDNA BEACH

PERALTA ALAN R
620 VERNON ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0232-09A2

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

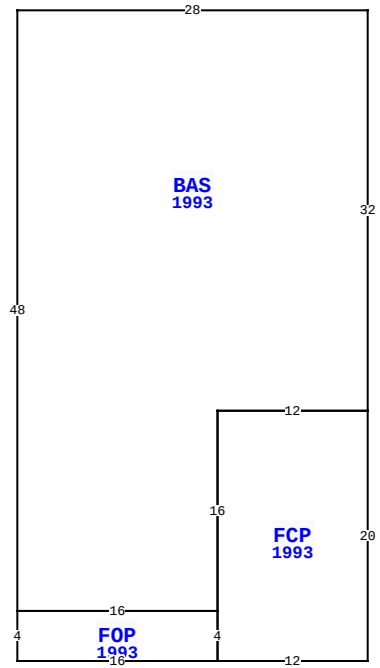
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	109,002
FCP	240	25	60	5,678
FOP	64	30	19	1,798
TOTALS	1,456		1,231	116,478

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	114.5860	103.41	127,298	1981	2005	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1152 HX Base Yr 2023



620 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		116,478
TOTAL MARKET OB/XF VALUE		1,112
TOTAL LAND VALUE - MARKET		114,000
TOTAL MARKET VALUE		231,590
SOH/AGL Deduction		0
ASSESSED VALUE		231,590
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		176,590
TOTAL JUST VALUE		231,590
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112258	METAL ROOF	3,000	12/20/2011
20111943	REMODEL	2,133	10/27/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2492/0079	8/30/2021	WD	Q	I	01	315,000
GRANTOR: ROBINSON KATHRYN A						
GRANTEE: PERALTA ALAN R						
2301/0778	8/23/2019	WD	Q	I	01	189,000
GRANTOR: CABELL JOHN & LORI (H						
GRANTEE: ROBINSON KATHRYN						

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	100	50	9	450.00	SF	6.50	6.50	100	1981	1981	3	38	1,112	

LAND DESCRIPTION

TOTAL OB/XF 1,112

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