BLOCK 232 N50 FT OF S58 FT
OF SUBLOT B OF LOT 9
IN OR 1382/629

DECANIO WJ & VIVIAN FAMILY TRUST/DECANIO WILFRED J
96697 CESSNA DR
YULEE, FL 32097

2023

00-00-31-1800-0232-09B2

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	07	CORK/VTILE 100
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	02	Quality Level 02

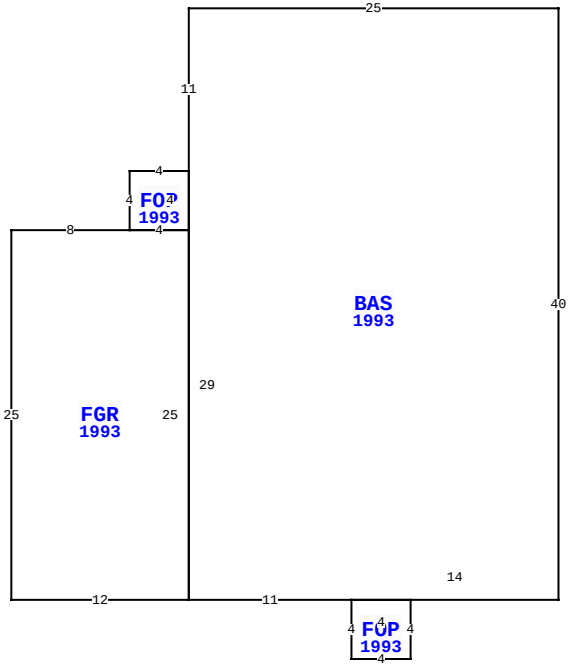
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1,000	72,704
FGR	300	55	165	11,996
FOP	16	30	5	363
FOP	16	30	5	363
TOTALS	1,332		1,175	85,427

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,175	100.7000	90.88	106,784	1982	1982	0	0	0	20.00	80.00

1 SINGLE FAM – 0% - 0 Heated Area: 1000 HX Base Yr



624 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	85,427
TOTAL MARKET OB/XF VALUE	1,343
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	186,770
SOH/AGL Deduction	50,653
ASSESSED VALUE	136,117
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	136,117
TOTAL JUST VALUE	186,770
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	166,334

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071490	REPAIR/RRF	3,600	08/10/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1932/1627	8/15/2014	WD	U	I	16	17,600
GRANTOR: DECANIO-MORALES SUSAN						
GRANTEE: DECANIO WILFRED J &						
1382/0629	1/17/2006	QC	U	I	06	47,500
GRANTOR: DECANIO WILFRED J & V						
GRANTEE: DECANIO WILFRED J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S11 FOP=[YR=1993] W4 S4 FGR=[YR=1993] W8 S25 E12 N25 W4$ E4 N4$ S29 E11 FOP=[YR=1993] S4 E4 N4 W4$ 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	0	51	9	459.00	SF	6.50	6.50	100	1982	1982	3	41	1,223	
2	0810	CONCRETE A	0	0	15	3	45.00	SF	6.50	6.50	100	1982	1982	3	41	120	

LAND DESCRIPTION

TOTAL OB/XF 1,343

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	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	100,000							

REVIEW DATE 05/30/2019 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS