

BLOCK 233 W 100 FT OF E
130 FT OF S 1/2 OF LOT 1
CITY OF FDNA BEACH

SAMET ADAM
809 VERNON ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0233-0014



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	06 BD/BATTEN 90
Exterior Wall	20 FACE BRICK 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
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	300	100	300	24,612
BAS	975	100	975	79,988
STP	24	10	2	164
STP	39	10	4	328
TOTALS	1,338		1,281	105,091

EXTRA FEATURES	
L N	OB/XF CODE
1	0810
	CONCRETE A
	0 100
	31 10
	310.00
	SF 6.50
	6.50
	100
	1971
	1971
	3
	23
	463

LAND DESCRIPTION	
L N	USE CODE
1	000100
	C
	SFR
	100
	0006
	R-2
	86.00
	100.00
	86.00
	FF
	1.00
	1.00
	0.80
	2,000.00
	1,600.00
	137,600

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,281	113.9840	102.87	131,776	1971	1995	0	0	20.25	79.75
1 SINGLE FAM - 100% - 2014											
Heated Area: 1275											
HX Base Yr 2014											
809 VERNON ST, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	105,091
TOTAL MARKET OB/XF VALUE	463
TOTAL LAND VALUE - MARKET	137,600
TOTAL MARKET VALUE	243,154
SOH/AGL Deduction	148,759
ASSESSED VALUE	94,395
TOTAL EXEMPTION VALUE	HX HB WR SX 94,395
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	243,154
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,591

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20072174	REPAIR/RRF	5,400	12/05/2007
20071735	H/AC	5,800	09/13/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2651/231	6/29/2023	WD	Q	I	01	340,000
GRANTOR: LINDEN FRANCIS E						
GRANTEE: SAMET ADAM						
1880/1948	9/24/2013	WD	Q	I	01	110,000
GRANTOR: STRAIGHT DEBORAH K &						
GRANTEE: LINDEN FRANCES E						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1993] W12 BAS=[YR=1993] W11 STP=[YR=1993] N6W4S6E4\$ W2S25E22 STP=[YR=1993] S4E1S3E5N7W6\$ E17N25\$ S25E12 N25\$.	