BLOCK 233 W100 FT OF E130 FT
OF S1/2 OF LOT 2
IN OR 2504/51

FOOTE MONETTE A & ERIC L
823 VERNON ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0233-0022

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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

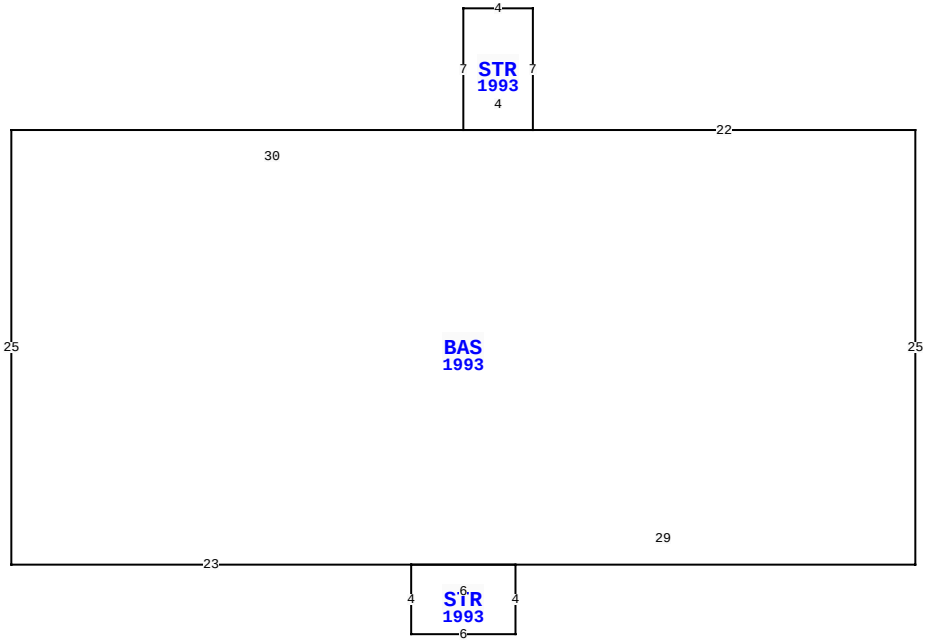
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	1,300	151,129
STR	24	10	2	233
STR	28	10	3	348
TOTALS	1,352		1,305	151,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,305	116.8960	138.81	181,147	1971	2001	0	0	0	16.25	83.75

1 SNGL FAM – 100% - 2022 Heated Area: 1300 HX Base Yr 2022



823 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		151,711
TOTAL MARKET OB/XF VALUE		870
TOTAL LAND VALUE - MARKET		137,600
TOTAL MARKET VALUE		290,181
SOH/AGL Deduction		67,273
ASSESSED VALUE		222,908
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		172,908
TOTAL JUST VALUE		290,181
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061385	ELEC OTHER	2,275	06/19/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2504/0051	9/27/2021	WD	Q	I	01	300,000
GRANTOR: ANDERSON MARC						
GRANTEE: FOOTE MONETTE A & E						
1518/1118	8/10/2007	WD	Q	I		135,000
GRANTOR: RAYSOR CHRISTINE W						
GRANTEE: ANDERSON MARC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 STR=[YR=1993] N7W4S7E4$ W30 S25 E23
STR=[YR=1993] S4E6N4W6$ E29 N25$.

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	25	9	225.00	SF	6.50	6.50	100	1971	1971	3	23	336	
2	0855	CONC PAVER	0	100	20	3	60.00	SF	10.00	10.00	100	2007	2007	3	89	534	

LAND DESCRIPTION

TOTAL OB/XF 870

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		R-2	86.00	100.00	86.00	FF		1.00	1.00	0.80	2,000.00	1,600.00	137,600							

REVIEW DATE 05/29/2019 BY DJA Total Acres: 0.00 Total Land Value: 137,600 Market: 0 Agricultural: 0 Common: 137,600 PRINTED 08/02/2023 BY SYS