BLOCK 233 W 100 FT OF E
130 FT OF N1/2 OF LOT 2
IN OR 2136/35

MCKINNERNEY MARC A & SHANNA L
817 VERNON STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0233-0024

BUILDING CHARACTERISTICS

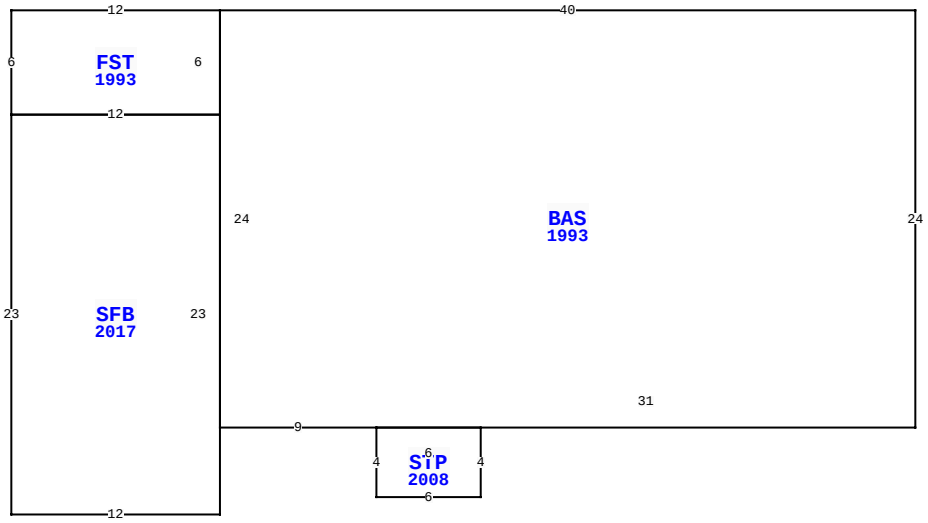
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	05	Quality Level 05
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	960	100	960	106,059
FST	72	55	40	4,419
SFB	276	80	221	24,416
STP	24	10	2	221
TOTALS	1,332		1,223	135,115

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,223	136.2900	123.00	150,429	1971	2005	0	0	0	10.18	89.82

1 SINGLE FAM – 100% - 2018 Heated Area: 1181 HX Base Yr 2018



817 VERNON ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		135,115
TOTAL MARKET OB/XF VALUE		1,365
TOTAL LAND VALUE - MARKET		137,600
TOTAL MARKET VALUE		274,080
SOH/AGL Deduction		134,577
ASSESSED VALUE		139,503
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		89,503
TOTAL JUST VALUE		274,080
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170390	REMODEL	15,000	02/10/2017
8095	REMODEL	19,000	01/14/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2136/0035	7/20/2017	WD	Q	I	01	177,900
GRANTOR: HOMEFRONT BY STEPHEN						
GRANTEE: MCKINNERNEY MARC A						
2099/0205	2/03/2017	SW	U	I	12	116,200
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: HOMEFRONT BY STEPHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 FST=[YR=1993] W12 S6 SFB=[YR=2017] S23 E12 N23 W12 $ E12 N6 $ S24 E9 STP=[YR=2008] S4E6N4W6$ E31N24 $.

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	12	300.00	SF	6.50	6.50	100	1994	1994	3	70	1,365	

LAND DESCRIPTION

TOTAL OB/XF 1,365

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 02/21/2018 BY DJ Total Acres: 0.00 Total Land Value: 137,600 Market: 0 Agricultural: 0 Common: 137,600 PRINTED 08/02/2023 BY SYS