

BLOCK 233 N 65.5 FT OF W100 FT
OF E130 FT OF LOT 4
IN OR 678 PG 1543

WILLIAMSON JAMES JR
909 VERNON ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0233-0041



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1009.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	1,144	88,188
FCP	228	25	57	4,394
FOP	64	30	19	1,464
FST	84	55	46	3,546

TOTALS	1,520		1,266	97,593
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	50	9	450.00	SF	6.50
2	0810	CONCRETE A	0	100	18	3	54.00	SF	6.50
3	0810	CONCRETE A	0	100	25	6	150.00	SF	6.50
4	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00
5	0845	KOOL DECK	0	100	0	0	539.00	SF	7.25
6	0810	CONCRETE A	0	100	10	44	440.00	SF	6.50
7	1243	WD DECK F	0	100	10	24	240.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-2	66.00	100.00	65.50

REVIEW DATE	05/29/2019	BY	DJA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,266	105.4500	95.17	120,485	1975	1975		0	0	19.00	81.00	
1 SINGLE FAM - 100% - 1988 Heated Area: 1144 HX Base Yr 1988													

909 VERNON ST, FERNANDINA BEACH

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

L N	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	1975	1975	3	27	790	
2	0810	CONCRETE A	0	100	18	3	54.00	SF	6.50	6.50	100	1975	1975	3	27	95	
3	0810	CONCRETE A	0	100	25	6	150.00	SF	6.50	6.50	100	1993	1993	3	68	663	
4	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	1993	1993	3	20	7,650	
5	0845	KOOL DECK	0	100	0	0	539.00	SF	7.25	7.25	100	1993	1993	3	68	2,657	
6	0810	CONCRETE A	0	100	10	44	440.00	SF	6.50	6.50	100	1993	1993	3	68	1,945	
7	1243	WD DECK F	0	100	10	24	240.00	SF	4.00	4.00	100	1995	1995	3	20	192	

TOTAL OB/XF	13,992
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	100		R-2	66.00	100.00	65.50	FF		1.00	1.00	0.90	2,000.00	1,800.00	117,900

Total Acres:	0.00	Total Land Value:	117,900	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		97,593	
TOTAL MARKET OB/XF VALUE		13,992	
TOTAL LAND VALUE - MARKET		117,900	
TOTAL MARKET VALUE		229,485	
SOH/AGL Deduction		151,813	
ASSESSED VALUE		77,672	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		27,672	
TOTAL JUST VALUE		229,485	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		200,640	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7733	SWIM POOL	12,000	06/04/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0678/1543	4/13/1993	WD U	I	I	10
GRANTOR: SMITH FREDERICK D					SALE PRICE
GRANTEE: WILLIAMSON JAMES JR					
0462/0734	7/01/1985	QC U	I		16,500
GRANTOR:					
GRANTEE:					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W44 FST=[YR=1993] W12 S7 FCP=[YR=1993] S19 E12 N19W12\$ E12N7\$ S26 FOP=[YR=1993] S4 E16 N4W16\$ E44 N26\$.									