BLOCK 233 N65.5 FT OF S106 FT
OF W100 FT OF E130 FT OF 4
IN OR 2022/843

DROST TINA M
913 VERNON ST
FERNANDINA BEACH, FL 32097

2023

00-00-31-1800-0233-0042

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

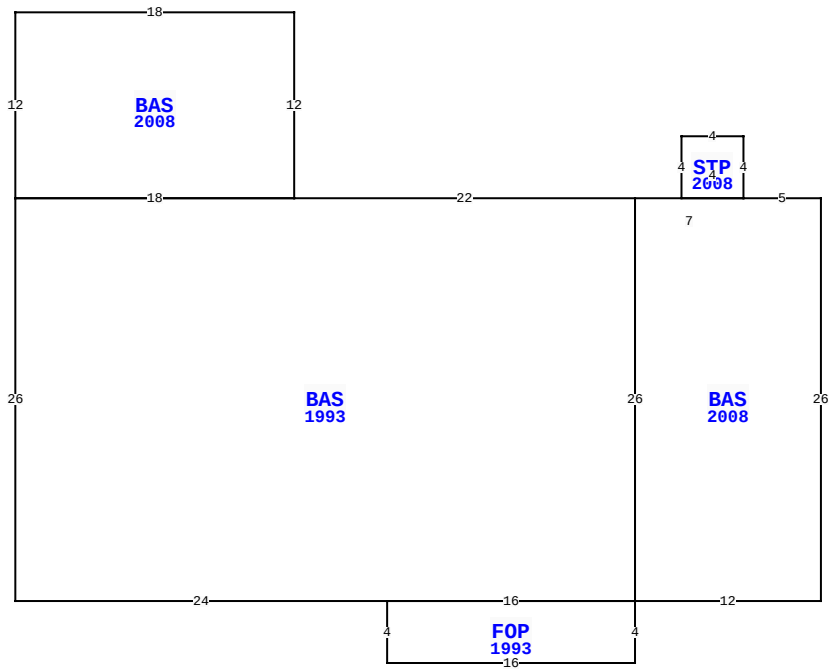
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	04	Quality Level 04
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	1,040	100	1,040	77,635
BAS	216	100	216	16,124
BAS	312	100	312	23,291
FOP	64	30	19	1,419
STP	16	10	2	149
TOTALS	1,648		1,589	118,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,589	98.7000	89.08	141,548	1975	2005	0	0	0	16.20	83.80

1 SINGLE FAM – 100% - 2017 Heated Area: 1568 HX Base Yr 2017



913 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		118,617
TOTAL MARKET OB/XF VALUE		825
TOTAL LAND VALUE - MARKET		117,900
TOTAL MARKET VALUE		237,342
SOH/AGL Deduction		119,242
ASSESSED VALUE		118,100
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		68,100
TOTAL JUST VALUE		237,342
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2022/0843	12/16/2015	WD	Q	I	01	117,500
GRANTOR: MOUNTAIN PRIME LLC						
GRANTEE: DROST TINA M						
1970/1313	3/09/2015	SW	U	I	12	47,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: MOUNTAIN PRIME LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W5 STP=[YR=2008] N4W4S4E4$W7 BAS=[YR=1993] W22 BAS=[YR=2008] N12W18S12 E18$W18S26E24 FOP=[YR=1993] S4E16N4 W16$E16N26$S26E12N26$.

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	0	0	470.00	SF	6.50	6.50	100	1975	1975	3	27	825	

LAND DESCRIPTION

TOTAL OB/XF 825

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	66.00	100.00	65.50	FF		1.00	1.00	0.90	2,000.00	1,800.00	117,900							

REVIEW DATE 05/29/2019 BY DJA Total Acres: 0.00 Total Land Value: 117,900 Market: 0 Agricultural: 0 Common: 117,900 PRINTED 08/02/2023 BY SYS