BLOCK 233 N 65.5 FT S 106.5
FT OF E 100 FT OF W 130 FT
OF LOT 7 OR 616/607

BROWN REGINALD Q & SUSIE B
914 VERNON ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0233-0075

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

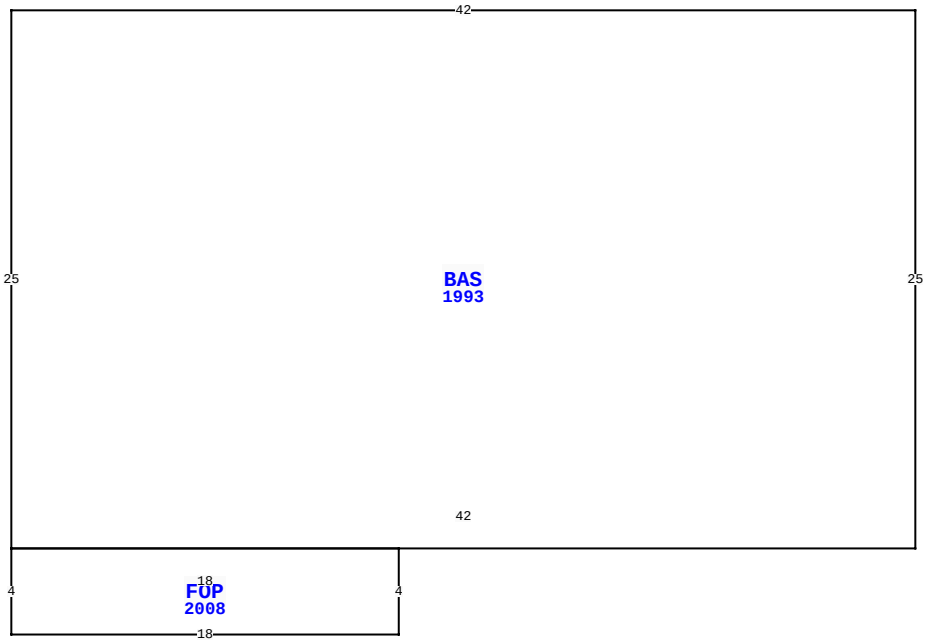
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	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
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	1,050	77,771
FOP	72	30	22	1,629
TOTALS	1,122		1,072	79,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,072	100.7000	90.88	97,423	1977	1977	0	0	0	18.50	81.50

1 SINGLE FAM – 100% - 1991 Heated Area: 1050 HX Base Yr 1991



914 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		79,400
TOTAL MARKET OB/XF VALUE		886
TOTAL LAND VALUE - MARKET		117,900
TOTAL MARKET VALUE		198,186
SOH/AGL Deduction		144,446
ASSESSED VALUE		53,740
TOTAL EXEMPTION VALUE	HX HB	28,740
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		198,186
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,133

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061275	REMODEL	8,874	06/06/2006
20060230	REPAIR/RRF	1,500	01/27/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0616/0607	1/08/1991	WD	Q	I		37,000
GRANTOR: FILLION PAUL R						
GRANTEE: BROWN REGINALD & S						
0575/0443	7/26/1989	WD	Q	I		28,700
GRANTOR: MIXON CHARLES R						
GRANTEE: FILLION PAUL R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 S25 FOP=[YR=2008] S4E18 N4W18$E42 N25$.

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	0	0	470.00	SF	6.50	6.50	100	1977	1977	3	29	886	

LAND DESCRIPTION

TOTAL OB/XF 886

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