

BLOCK 233 E100 FT OF W130 FT
OF S1/2 OF LOT 9
CITY OF FDNA BEACH

WIGGINS ROBERT L SR REV TRUST/WIGGINS ROBERT L SR
1548 LAKESIDE CT
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0233-0091



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	06 BD/BATTEN 70
Exterior Wall	19 COMMON BRK 30
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 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	1.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100
Quality	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	1,025	100	1,025	65,456
FGR	300	55	165	10,537
STP	28	10	3	191
STP	30	10	3	191
TOTALS	1,383		1,196	76,375

EXTRA FEATURES	
L N	OB/XF CODE
1	0810
2	0810

LAND DESCRIPTION	
L N	USE CODE
1	000100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,196	113.0861	102.06	122,064	1971	1971	0	0	0	37.43
1 SINGLE FAM - 0% - 0											
Heated Area: 1025											
HX Base Yr											
BAS 1993											
FGR 1993											
STP 1993											
STP 1993											

822 VERNON ST, FERNANDINA BEACH										XF DATE		LAND DATE	
										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
288.00	SF	6.50	6.50	100	1971	1971	3	23	431				
51.00	SF	6.50	6.50	100	1971	1971	3	23	76				
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LAND DESCRIPTION		TOTAL OB/XF	
L N	USE CODE	TOT LND UTS	TOT ADJ
1	000100	86.00	0.80

NASSAU COUNTY PROPERTY	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	76,375
TOTAL MARKET OB/XF VALUE	507
TOTAL LAND VALUE - MARKET	137,600
TOTAL MARKET VALUE	214,482
SOH/AGL Deduction	0
ASSESSED VALUE	214,482
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	214,482
TOTAL JUST VALUE	214,482
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	214,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA	
OFF RECORD Number	DATE
2525/1525	12/29/2021
GRANTOR: WIGGINS ROBERT L	
GRANTEE: WIGGINS L ROBERT SR	
1126/1438	4/02/2003
GRANTOR: WARD RICHARD B	
GRANTEE: WIGGINS ROBERT L	

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=1993] W12 BAS=[YR=1993] W11 STP=[YR=1993] N7W4S7E4\$	
W30 S25 E25 STP=[YR=1993] S6E5N6W5\$E16 N25\$S25 E12N25\$.	