BLOCK 233 E100 FT OF W130 FT
OF N1/2 OF LOT 9
IN OR 1943/1206

WILSON NETHERLAND F
816 VERNON ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0233-0093

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

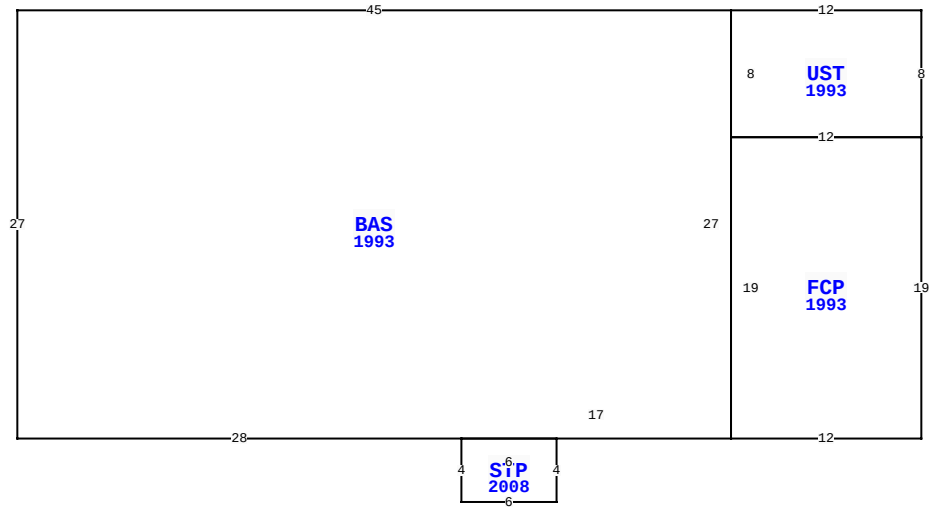
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1.5 100
Frame	03	MASONRY 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	1,215	100	1,215	88,855
FCP	228	25	57	4,169
STP	24	10	2	146
UST	96	45	43	3,144
TOTALS	1,563		1,317	96,315

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,317	121.8204	109.94	144,791	1972	1972	0	0	0	33.48	66.52

1 SINGLE FAM – 0% - 0 Heated Area: 1215 HX Base Yr



816 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	96,315
TOTAL MARKET OB/XF VALUE	1,508
TOTAL LAND VALUE - MARKET	137,600
TOTAL MARKET VALUE	235,423
SOH/AGL Deduction	74,315
ASSESSED VALUE	161,108
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	161,108
TOTAL JUST VALUE	235,423
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	234,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081394	REPAIR/RRF	2,300	09/09/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1943/1206	10/20/2014	SW	U	I	11	100
GRANTOR: WILSON NETHERLAND A &						
GRANTEE: WILSON NETHERLAND A						
0752/1435	2/28/1996	QC	U	I	07	100
GRANTOR: WILSON NETHERLAND						
GRANTEE: WILSON NETHERLAND &						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W12 BAS=[YR=1993] W45 S27E28 STP=[YR=2008] S4E6N4W6$E17 FCP=[YR=1993] E12N19W12S19$ N27$ S8E12N8$.

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	0	0	0	228.00	SF	6.50	6.50	100	1972	1972	3	24	356	
2	0940	SHEDS/PORT	0	0	12	16	192.00	SF	30.00	30.00	100	1987	1987	3	20	1,152	

LAND DESCRIPTION

TOTAL OB/XF 1,508

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	0		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 05/30/2019 BY DJA Total Acres: 0.00 Total Land Value: 137,600 Market: 0 Agricultural: 0 Common: 137,600 PRINTED 08/02/2023 BY SYS