LOT 4
6 ON ELM OR 2345/834

LEWIS ALEXANDER
432 VERNON STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1185-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

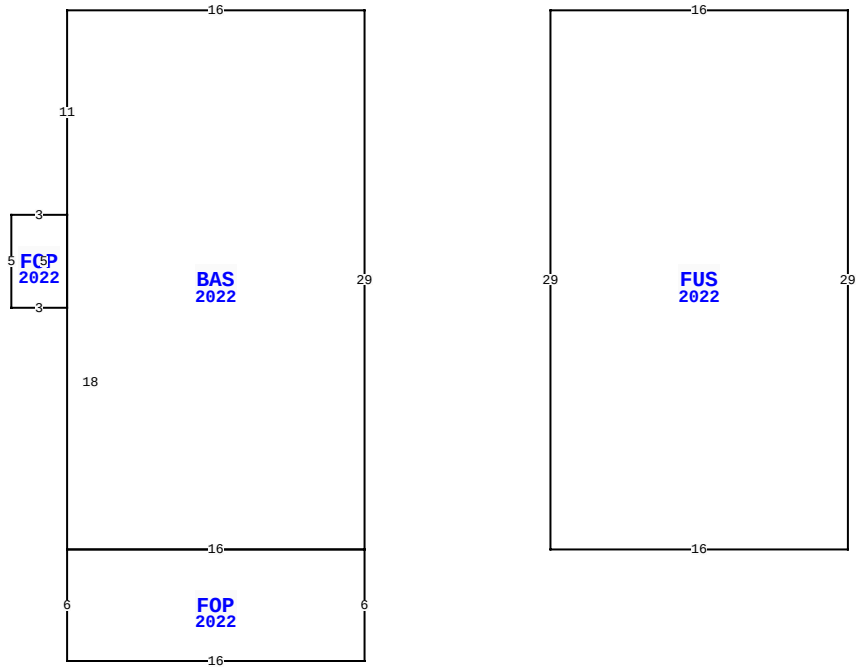
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	464	100	464	78,551
FOP	15	30	4	677
FOP	96	30	29	4,909
FUS	464	100	464	78,551
TOTALS	1,039		961	162,688

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	961	135.4320	169.29	162,688	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 928 HX Base Yr 2023



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

432 VERNON ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		162,688
TOTAL MARKET OB/XF VALUE		3,062
TOTAL LAND VALUE - MARKET		54,483
TOTAL MARKET VALUE		220,233
SOH/AGL Deduction		10,400
ASSESSED VALUE		209,833
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		159,833
TOTAL JUST VALUE		220,233
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,721

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211425	NEW CONSTR	0	07/29/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2590/1239	9/14/2022	WD	U	I	17	215,000
GRANTOR: NASSAU HABITAT FOR HU						
GRANTEE: LEWIS ALEXANDER						
2373/1265	6/26/2020	QC	U	V	11	100
GRANTOR: COTNER JOHN M						
GRANTEE: NASSAU HABITAT FOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 S11 FOP=[YR=2022] W3 S5 E3 N5$ S18 FOP=[YR=2022] S6 E16 N6 W16$ E16 N29$ PTR=E10 FUS=[YR=2022] E16 S29 W16 N29$ W10$.

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	51.00	SF	6.50	6.50	100	2022	2022	3	100	332	
2	0810	CONCRETE A	0	100	0	0	420.00	SF	6.50	6.50	100	2022	2022	3	100	2,730	

LAND DESCRIPTION

TOTAL OB/XF 3,062

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	0.00	0.00	41.91	FF		1.00	1.00	1.00	1,300.00	1,300.00	54,483							

REVIEW DATE 08/03/2022 BY DJ Total Acres: 0.00 Total Land Value: 54,483 Market: 0 Agricultural: 0 Common: 54,483 PRINTED 08/06/2024 BY SYS