LOT 6
6 ON ELM OR 2345/834

HOLLAND JENNA CAMILLE
424 VERNON ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1185-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

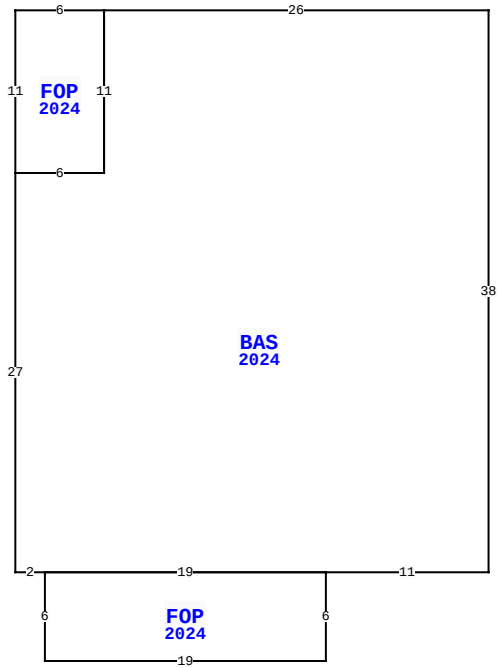
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	1,150	100	1,150	178,434
FOP	66	30	20	3,103
FOP	114	30	34	5,275
TOTALS	1,330		1,204	186,813

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,204	124.1260	155.16	186,813	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1150 HX Base Yr 2024



424 VERNON ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		186,813
TOTAL MARKET OB/XF VALUE		2,711
TOTAL LAND VALUE - MARKET		61,490
TOTAL MARKET VALUE		251,014
SOH/AGL Deduction		0
ASSESSED VALUE		251,014
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		201,014
TOTAL JUST VALUE		251,014
NCON VALUE		189,524
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		52,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			12/01/2023
20222281	NEW CONSTR	0	07/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2685/895	12/19/2023	WD	U	V	17	359,000
GRANTOR: NASSAU HABITAT FOR HU						
GRANTEE: HOLLAND JENNA CAMIL						
2373/1265	6/26/2020	QC	U	V	11	100
GRANTOR: COTNER JOHN M						
GRANTEE: NASSAU HABITAT FOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E6 N11 E26 S38 W11 W19 W2 N27 $
FOP=[YR=2024;ORIG=50,-1] E6 S11 W6 N11 $
FOP=[YR=2024;ORIG=52,37] E19 S6 W19 N6 $
.

EXTRA FEATURES

L N	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	417.00	SF	6.50	6.50	100	2024	2023		100	2,711	

LAND DESCRIPTION

TOTAL OB/XF 2,711

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	43.00	FF		1.00	1.00	1.10	1,300.00	1,430.00	61,490							

REVIEW DATE 01/29/2024 BY DJ Total Acres: 0.00 Total Land Value: 61,490 Market: 0 Agricultural: 0 Common: 61,490 PRINTED 08/06/2024 BY SYS