BLK 230 TRACTS A & B OF LOT 6
CITY OF FDNA BEACH S/D OF
SEC 23-3N-28E UNR

HOLZENDORF EARTHA MAE W
334 VERNON ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0230-06A0

BUILDING CHARACTERISTICS

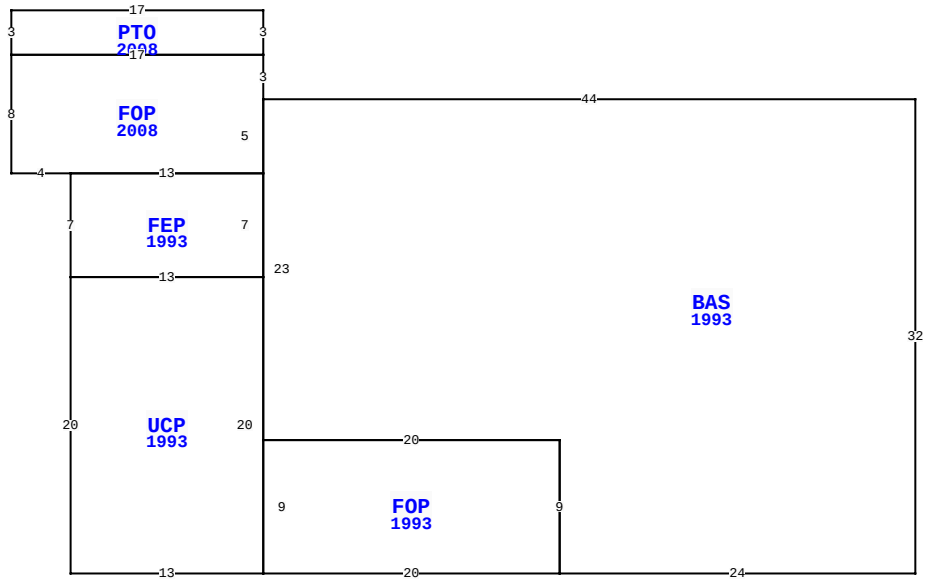
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
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	1,228	100	1,228	64,784
FEP	91	80	73	3,851
FOP	180	30	54	2,849
FOP	136	30	41	2,163
PTO	51	5	3	158
UCP	260	20	52	2,743
TOTALS	1,946		1,451	76,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,451	92.6364	88.00	127,688	1955	1955	0	0	0	40.05	59.95

1 SINGLE FAM – 100% - 0 Heated Area: 1228 HX Base Yr



334 VERNON ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		76,549
TOTAL MARKET OB/XF VALUE		3,097
TOTAL LAND VALUE - MARKET		378,400
TOTAL MARKET VALUE		458,046
SOH/AGL Deduction		392,504
ASSESSED VALUE		65,542
TOTAL EXEMPTION VALUE	HX HB	40,542
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		458,046
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		420,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5040	REPAIR/RRF	5,080	10/06/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 FOP=[YR=2008] N3 PTO=[YR=2008] N3W17S3E17$W17S8E4 FEP=[YR=1993] S7 UCP=[YR=1993] S20E13 FOP=[YR=1993] E20N9W20S9$N20W13$ E13 N7W13$ E13N5$ S23E20S9E24N32$.

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	38	8	304.00	SF	6.50	6.50	100	1955	1955	3	20	395	
2	0810	CONCRETE A	0	100	32	5	160.00	SF	6.50	6.50	100	1955	1955	3	20	208	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1955	1955	3	20	700	
4	0940	SHEDS/PORT	0	100	23	13	299.00	SF	30.00	30.00	100	1955	1955	3	20	1,794	

LAND DESCRIPTION

TOTAL OB/XF 3,097

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	172.00	100.00	172.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	378,400							

REVIEW DATE 05/29/2019 BY DJA Total Acres: 0.00 Total Land Value: 378,400 Market: 0 Agricultural: 0 Common: 378,400 PRINTED 08/06/2024 BY SYS