BLOCK 230 SUB A OF 7
CITY OF FDNA BEACH

MCWHIRTER SHELLEY LYNN
308 VERNON STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0230-07A0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

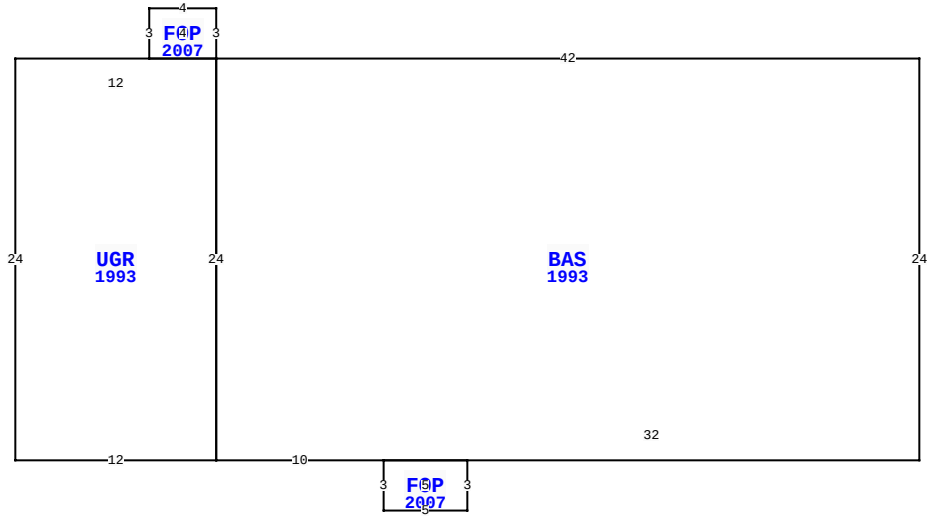
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1,008	124,909
FOP	12	30	4	496
FOP	15	30	4	496
UGR	288	45	130	16,109
TOTALS	1,323		1,146	142,011

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,146	131.7580	125.17	143,445	1977	2020	0	0	0	1.00	99.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1008 HX Base Yr



308 VERNON ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/12/2024 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	142,011
TOTAL MARKET OB/XF VALUE	928
TOTAL LAND VALUE - MARKET	189,200
TOTAL MARKET VALUE	332,139
SOH/AGL Deduction	0
ASSESSED VALUE	332,139
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	332,139
TOTAL JUST VALUE	332,139
NCON VALUE	73,072
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	201,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2004105	REPAIR/RRF	3,000	10/09/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2666/463	9/07/2023	WD	Q	I	01	455,000
GRANTOR: J2911 RE LLC						
GRANTEE: MCWHIRTER SHELLEY L						
2628/1322	3/30/2023	WD	U	I	37	185,000
GRANTOR: BAKER LATANYA NICOLE						
GRANTEE: J2911 RE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 FOP=[YR=2007] N3W4S3E4$ UGR=[YR=1993] W12 S24 E12 N24$ S24 E10 FOP=[YR=2007] S3E5N3W5$ E32N24$.

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	510.00	SF	6.50	6.50	100	1977	1977	3	28	928	

LAND DESCRIPTION

TOTAL OB/XF 928

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	1.00	2,200.00	2,200.00	189,200							

REVIEW DATE 05/29/2019 BY DJ Total Acres: 0.00 Total Land Value: 189,200 Market: 0 Agricultural: 0 Common: 189,200 PRINTED 08/06/2024 BY SYS