BLK 231 TRACT C OF LOT 1
IN OR 1660/253
CITY OF FDNA BEACH

JACKSON EDITH R
413 VERNON STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0231-01C0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
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

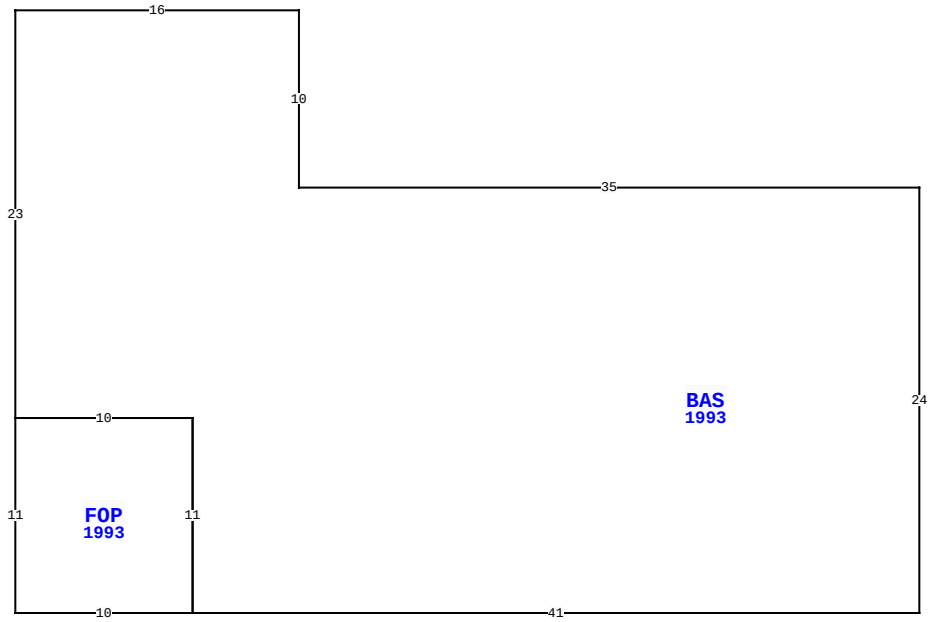
DOR CODE	0100 SINGLE FAMILY		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,274	100	1,274	77,840
FOP	110	30	33	2,017
TOTALS	1,384		1,307	79,857

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,307	92.8720	88.23	115,317	1961	1966	0	0	0	30.75	69.25

1 SINGLE FAM – 100% - 0 Heated Area: 1274 HX Base Yr



413 VERNON ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/12/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		79,857
TOTAL MARKET OB/XF VALUE		2,030
TOTAL LAND VALUE - MARKET		189,200
TOTAL MARKET VALUE		271,087
SOH/AGL Deduction		198,659
ASSESSED VALUE		72,428
TOTAL EXEMPTION VALUE	HX HB DX	52,428
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		271,087
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210778	REPAIR/RRF	0	12/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1660/0253	1/22/2010	WD	U	I	11	100
GRANTOR: MITCHELL BETTY J ETAL						
GRANTEE: JACKSON EDITH R						
1660/0252	1/22/2010	WD	U	I	14	100
GRANTOR: JACKSON EDITH R L/E						
GRANTEE: MITCHELL BETTY J ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 N10 W16 S23 FOP=[YR=1993] S11 E10 N11W10$ E10 S11 E41 N24$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030	

LAND DESCRIPTION

TOTAL OB/XF 2,030

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	86.00	100.00	86.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	189,200							

REVIEW DATE 01/18/2022 BY DJX Total Acres: 0.00 Total Land Value: 189,200 Market: 0 Agricultural: 0 Common: 189,200 PRINTED 08/06/2024 BY SYS