BLK 231 TRACT A OF LOT 9
IN OR 277/425
CITY OF FDNA BEACH

MCINTOSH FRANK LACANE
416 VERNON STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0231-09A0

BUILDING CHARACTERISTICS

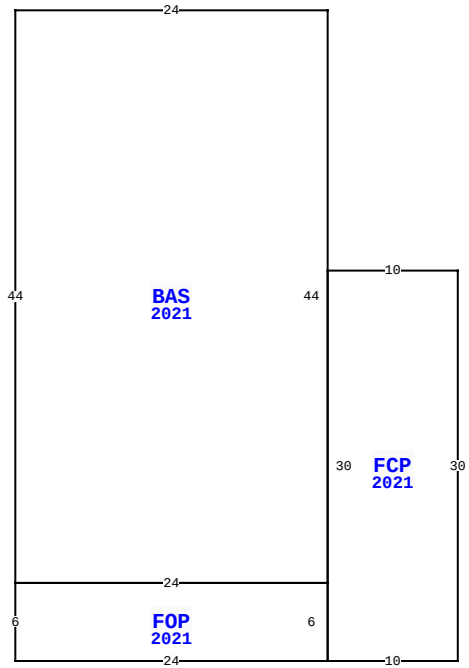
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,056	100	1,056	142,341
FCP	300	25	75	10,109
FOP	144	30	43	5,796
TOTALS	1,500		1,174	158,247

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,174	108.3744	135.47	159,042	2021	2021	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2022 Heated Area: 1056 HX Base Yr 2022



416 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		158,247
TOTAL MARKET OB/XF VALUE		1,987
TOTAL LAND VALUE - MARKET		189,200
TOTAL MARKET VALUE		349,434
SOH/AGL Deduction		100,446
ASSESSED VALUE		248,988
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		198,988
TOTAL JUST VALUE		349,434
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,689

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200481	NEW CONSTR	0	10/07/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0277/0425	10/01/1978	FS	U	V		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W24 S44 FOP=[YR=2021] S6 E24 FCP=[YR=2021] E10 N30 W10 S30$ N6 W24$ E24 N44$.

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	0811	CONCRETE B	0	100	0	0	386.00	SF	5.20	5.20	100	2021	2021	3	99	1,987	

LAND DESCRIPTION

TOTAL OB/XF 1,987

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 08/04/2021 BY RKJH Total Acres: 0.00 Total Land Value: 189,200 Market: 0 Agricultural: 0 Common: 189,200 PRINTED 08/06/2024 BY SYS