



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 60
Exterior Wall	05	AVERAGE 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
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	04	Quality Level 04
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	1,360	100	1,360	127,365
FEP	80	80	64	5,993
FOP	35	30	10	937
FST	25	55	14	1,311
FST	96	55	53	4,964
UGR	239	45	108	10,114
TOTALS	1,835		1,609	150,684

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1957
2	0810	CONCRETE A	0 100	59	10	590.00	SF	6.50	6.50	100	1957
3	0810	CONCRETE A	0 100	30	4	120.00	SF	6.50	6.50	100	1957
4	0810	CONCRETE A	0 100	8	7	56.00	SF	6.50	6.50	100	1984
5	0810	CONCRETE A	0 100	12	17	204.00	SF	6.50	6.50	100	2013

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-2	86.00	100.00	86.00	FF	1.00
2	000100	C	SFR	100		R-2	86.00	100.00	86.00	FF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,609	114.4899	108.77	175,011	1957	1995	0	0	0 13.90	86.10
1 SINGLE FAM - 100% - 2016 Heated Area: 1360 HX Base Yr 2016											
404 VERNON ST, FERNANDINA BEACH											

TOTAL OB/XF 3,029											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1957
2	0810	CONCRETE A	0 100	59	10	590.00	SF	6.50	6.50	100	1957
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 2
VALUATION BY											STANDARD
Tax Group: 2											Tax Dist:
BUILDING MARKET VALUE											150,684
TOTAL MARKET OB/XF VALUE											3,029
TOTAL LAND VALUE - MARKET											378,400
TOTAL MARKET VALUE											532,113
SOH/AGL Deduction											304,684
ASSESSED VALUE											227,429
TOTAL EXEMPTION VALUE											100,000
BASE TAXABLE VALUE											127,429
TOTAL JUST VALUE											532,113
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											422,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102124	H/AC	3,500	12/13/2010
20100534	REROOF W/25YR SHN	1,425	04/01/2010
20100493	OTHER	2,000	03/25/2010
5001	REROOF	3,837	09/02/1988

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2412/1602	12/01/2020	WD	U	I	30	49,500			
GRANTOR: KING WILLIE F									
GRANTEE: KING WILLIE F & DEA									
1970/1149	2/27/2015	WD	Q	I	01	138,000			
GRANTOR: YOUNG DEANNA S									
GRANTEE: KING WILLIE F									

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1993] W12 BAS=[YR=1993] W38 FEP=[YR=1993] W10 S8 E10 N8\$ S8 W10 S22 E20 FOP=[YR=1993] S5 E7 N5 W7\$ E28 UGR=[YR=2015] E12 N17 FST=[YR=1993] N5 W5 S5 E5\$ W5 N5 W7 S22\$ N30\$ S8 E12 N8\$.											