BLOCK 232 N50 FT OF S 58 FT
OF SUB D OF LOT 2
IN OR 1516/1091

STRANGE KIM & ROBERT L
619 VERNON STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0232-02D1

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

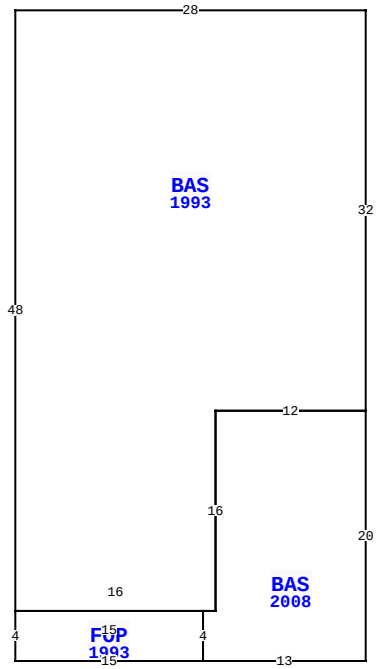
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	03	Quality Level 03
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	1,152	100	1,152	100,417
BAS	244	100	244	21,269
FOP	60	30	18	1,569
TOTALS	1,456		1,414	123,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,414	115.1280	109.37	154,649	1981	1981	0	0	0	20.30	79.70

1 SINGLE FAM – 100% - 2008 Heated Area: 1396 HX Base Yr 2008



619 VERNON ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		123,255
TOTAL MARKET OB/XF VALUE		1,065
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		234,320
SOH/AGL Deduction		156,062
ASSESSED VALUE		78,258
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		28,258
TOTAL JUST VALUE		234,320
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,908

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10489	REPAIR/RRF	3,720	05/14/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1516/1091	8/02/2007	QC	U	I	06	53,000
GRANTOR: DAWSON VANESSA L &						
GRANTEE: STRANGE KIM & ROBER						
1399/1761	3/29/2006	QC	U	I	06	100
GRANTOR: DAWSON VANESSA L						
GRANTEE: DAWSON VANESSA L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S48 FOP=[YR=1993] S4 E15 BAS=[YR=2008] E13N20W12S16W1S4$N4W15 $E16N16E12N32$.

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	52	9	468.00	SF	6.50	6.50	100	1981	1981	3	35	1,065	

LAND DESCRIPTION

TOTAL OB/XF 1,065

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	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	110,000							

REVIEW DATE 05/30/2019 BY DJA Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/06/2024 BY SYS