BLOCK 232 SUB LOT N 8 FT
OF C OF 4 & S 42 FT OF D OF 4
IN OR 701/1830

HATCHER BARBARA A/JACKSON DIANE D
4928 WOODMARK DR
FORT WAYNE, IN 46815

2024

00-00-31-1800-0232-04C1

NASSAU COUNTY PROPERTY

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	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

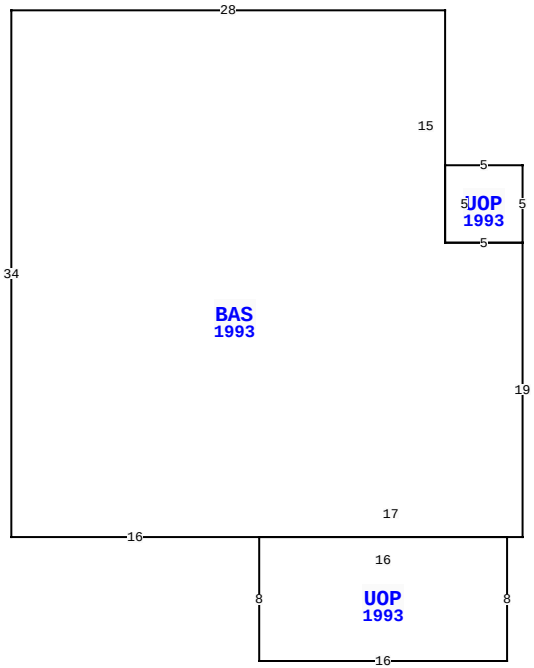
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,047	100	1,047	71,727
UOP	25	20	5	343
UOP	128	20	26	1,781
TOTALS	1,200		1,078	73,851

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,078	93.6510	88.97	95,910	1938	1960	0	0	0	23.00	77.00

1 SINGLE FAM – 0% - 0 Heated Area: 1047 HX Base Yr



711 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	73,851
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	183,851
SOH/AGL Deduction	57,963
ASSESSED VALUE	125,888
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	125,888
TOTAL JUST VALUE	183,851
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	170,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0701/1830	4/07/1994	WD	U	I	06	10,000
GRANTOR: HUGHES RUTHENE						
GRANTEE: HATCHER BARBARA & D						
0653/0001	3/26/1992	WD	U	I	05	10,000
GRANTOR: COMMERCIAL CREDIT L						
GRANTEE: HUGHES RUTHENE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S34 E16 UOP=[YR=1993] S8 E16 N8 W16 $ E17
N19 UOP=[YR=1993] N5 W5 S5 E5 $ W5 N15 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/29/2019 BY DJA Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/06/2024 BY SYS