BLOCK 232 S50 FT OF N58
FT OF SUB C OF LOT 4
IN OR 1432/174

ALBERTA PAUL EUGENE JR/STEPHENS PAULETTE ALBERTA
715 VERNON ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0232-04C2

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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

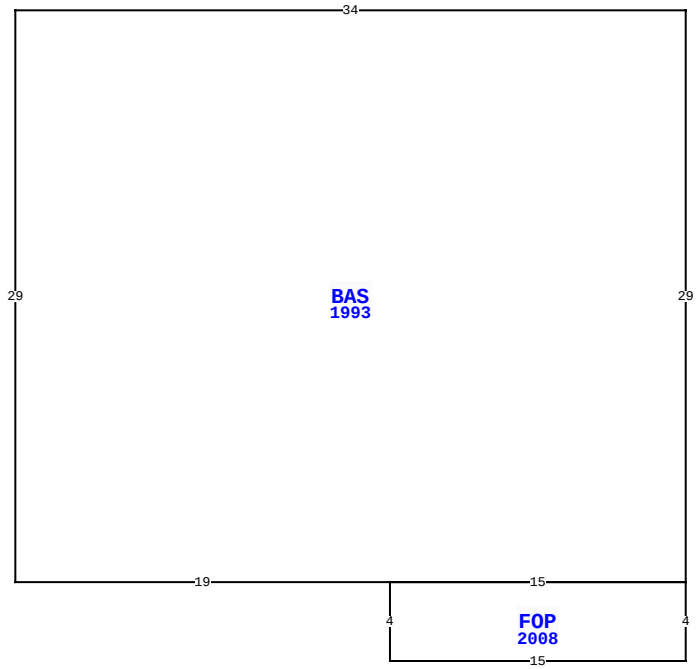
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	986	100	986	75,975
FOP	60	30	18	1,387
TOTALS	1,046		1,004	77,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,004	105.0624	99.81	100,209	1973	1973	0	0	0	22.80	77.20

1 SINGLE FAM – 100% - 1974 Heated Area: 986 HX Base Yr 1974



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

715 VERNON ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		77,361
TOTAL MARKET OB/XF VALUE		266
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		187,627
SOH/AGL Deduction		128,440
ASSESSED VALUE		59,187
TOTAL EXEMPTION VALUE	HX HB	34,187
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		187,627
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2700/237	3/14/2024	QC	U	I	11	100
GRANTOR: WATKINS DOLLIE MAE						
GRANTEE: ALBERTA PAUL EUGENE						
1432/0174	7/26/2006	QC	U	I	07	100
GRANTOR: WATKINS THOMAS III						
GRANTEE: WATKINS DOLLIE MAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S29 E19 FOP=[YR=2008] S4 E15N4W15$ E15N29$.

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	14	9	126.00	SF	6.50	6.50	100	1980	1980	3	32.5	266	

LAND DESCRIPTION

TOTAL OB/XF 266

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