BLOCK 232 N 22 FT OF D OF 5
& S 28 FT OF C OF 4
IN OR 507 PG 242

NASBY MARIA EST
725 VERNON ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0232-04C3

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

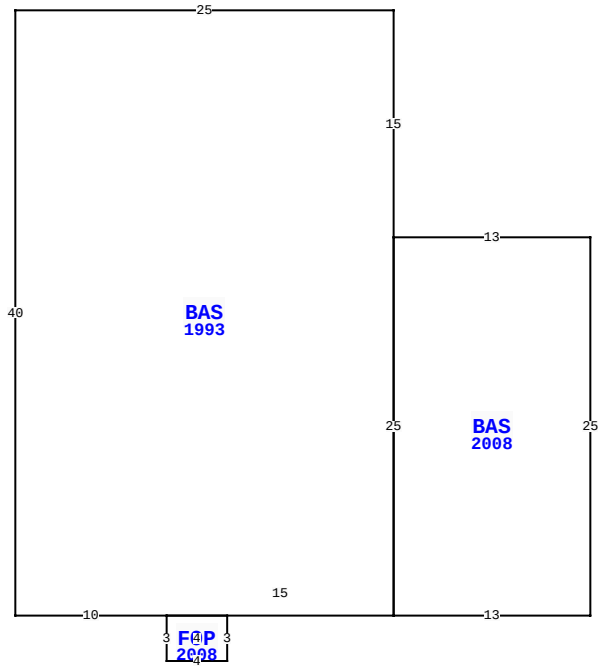
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	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	1,000	100	1,000	68,446
BAS	325	100	325	22,245
FOP	12	30	4	274
TOTALS	1,337		1,329	90,965

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,329	91.2000	86.64	115,145	1981	1981	0	0	0	21.00	79.00

1 SINGLE FAM – 0% - 0 Heated Area: 1325 HX Base Yr



725 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	90,965
TOTAL MARKET OB/XF VALUE	1,194
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	202,159
SOH/AGL Deduction	27,782
ASSESSED VALUE	174,377
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	174,377
TOTAL JUST VALUE	202,159
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0337/0082	5/01/1981	WD	Q	I		32,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W13 BAS=[YR=1993] N15W25S40 E10 FOP=[YR=2008] S3E4N3W4$ E15N25$ S25E13N25$.

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	0	53	9	477.00	SF	6.50	6.50	100	1981	1981	3	35	1,085	
2	0810	CONCRETE A	0	0	16	3	48.00	SF	6.50	6.50	100	1981	1981	3	35	109	

LAND DESCRIPTION

TOTAL OB/XF 1,194

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 12/13/2022 BY TW Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/06/2024 BY SYS