BLOCK 232 N36 FT OF C OF LOT 5
& S14 FT OF D OF LOT 5
IN OR 1718/560

ROBERTS MARY W
729 VERNON ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0232-05C1

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

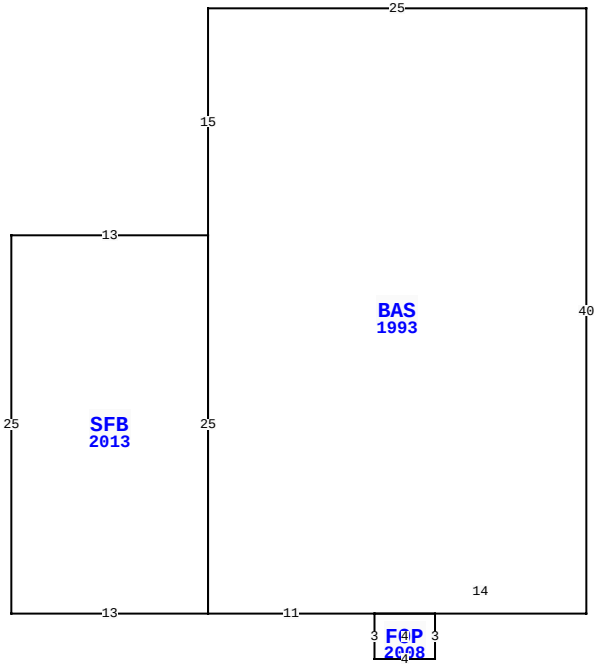
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1,000	69,157
FOP	12	30	4	277
SFB	325	80	260	17,980
TOTALS	1,337		1,264	87,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,264	92.1500	87.54	110,651	1981	1981	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 0 Heated Area: 1260 HX Base Yr



729 VERNON ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		87,414
TOTAL MARKET OB/XF VALUE		2,636
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		200,050
SOH/AGL Deduction		128,244
ASSESSED VALUE		71,806
TOTAL EXEMPTION VALUE	HX HB WX SX	71,806
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		200,050
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4985	REPAIR/RRF	5,000	08/22/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1718/0560	12/23/2010	QC	U	I	11	100
GRANTOR: ROBERTS MARY W & CHAR						
GRANTEE: ROBERTS MARY W & CH						
1651/0597	11/27/2009	QC	U	I	11	11,000
GRANTOR: ROBERTS MARY E DAVIS						
GRANTEE: ROBERTS MARY W & CH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S15 SFB=[YR=2013] W13S25 E13N25$S25 E11
FOP=[YR=2008] S3E4N3 W4$ E14 N40$.

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	17	3	51.00	SF	6.50	6.50	100	1981	1981	3	35	116	
2	0810	CONCRETE A	0	100	49	9	441.00	SF	6.50	6.50	100	1982	1982	3	38	1,089	
3	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	1982	1982	3	38	40	
4	0350	CARPORT WD	0	100	24	11	264.00	SF	6.50	6.50	100	2008	2008	3	35	601	
5	0751	UOP	0	100	8	10	80.00	SF	5.00	5.00	100	2008	2008	3	52	208	
6	0751	UOP	0	100	14	16	224.00	SF	5.00	5.00	100	2008	2008	3	52	582	

LAND DESCRIPTION

TOTAL OB/XF 2,636

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