BLOCK 232 LOT N50 FT OF S64 FT
OF D OF 5
IN OR 2219/78

CZYMBOR DANIELLE/CZYMBOR MICHAEL
727 VERNON ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0232-05D1

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

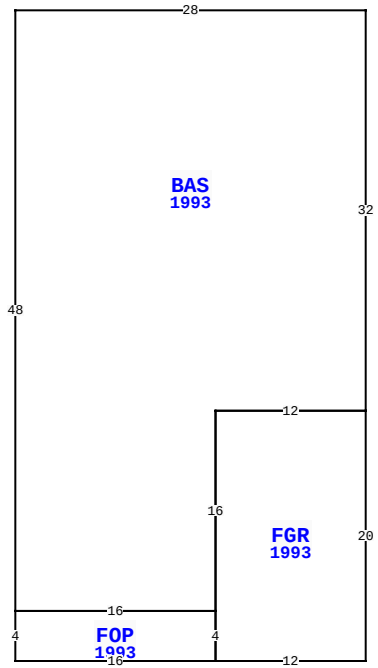
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	05	Quality Level 05
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	122,796
FGR	240	55	132	14,071
FOP	64	30	19	2,025
TOTALS	1,456		1,303	138,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,303	121.1100	115.05	149,910	1981	2008	0	0	0	7.35	92.65

1 SINGLE FAM – 100% - 2019 Heated Area: 1152 HX Base Yr 2019



727 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		138,892
TOTAL MARKET OB/XF VALUE		3,460
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		252,352
SOH/AGL Deduction		98,058
ASSESSED VALUE		154,294
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		104,294
TOTAL JUST VALUE		252,352
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071141	REPAIR/RRF	6,000	06/18/2007
20041190	XFOB	1,000	06/29/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2219/0078	8/21/2018	WD	Q	I	02	205,000
GRANTOR: MCGORY CHRISTOPHER &						
GRANTEE: CZYMBOR DANIELLE &						
2164/0346	12/12/2017	WD	Q	I	01	160,000
GRANTOR: CORCORAN CLARA S ET A						
GRANTEE: MCGORY CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S48 FOP=[YR=1993] S4 E16 N4 W16$ E16
FGR=[YR=1993] S4 E12 N20 W12 S16$ N16 E12 N32$.

EXTRA FEATURES

L N	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	0	0	345.00	SF	6.50	6.50	100	1981	1981	3	35	785	
2	0810	CONCRETE A	0	100	0	0	490.00	SF	6.50	6.50	100	2004	2004	3	84	2,675	

LAND DESCRIPTION

TOTAL OB/XF 3,460

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/06/2024 BY SYS