

BLOCK 232 LOT N'LY 33 FT OF A
OF LOT 7 & SUBLOT B OF LOT 8
IN OR 2515/1490

LEROUX CHLOE
702 VERNON ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0232-07A1



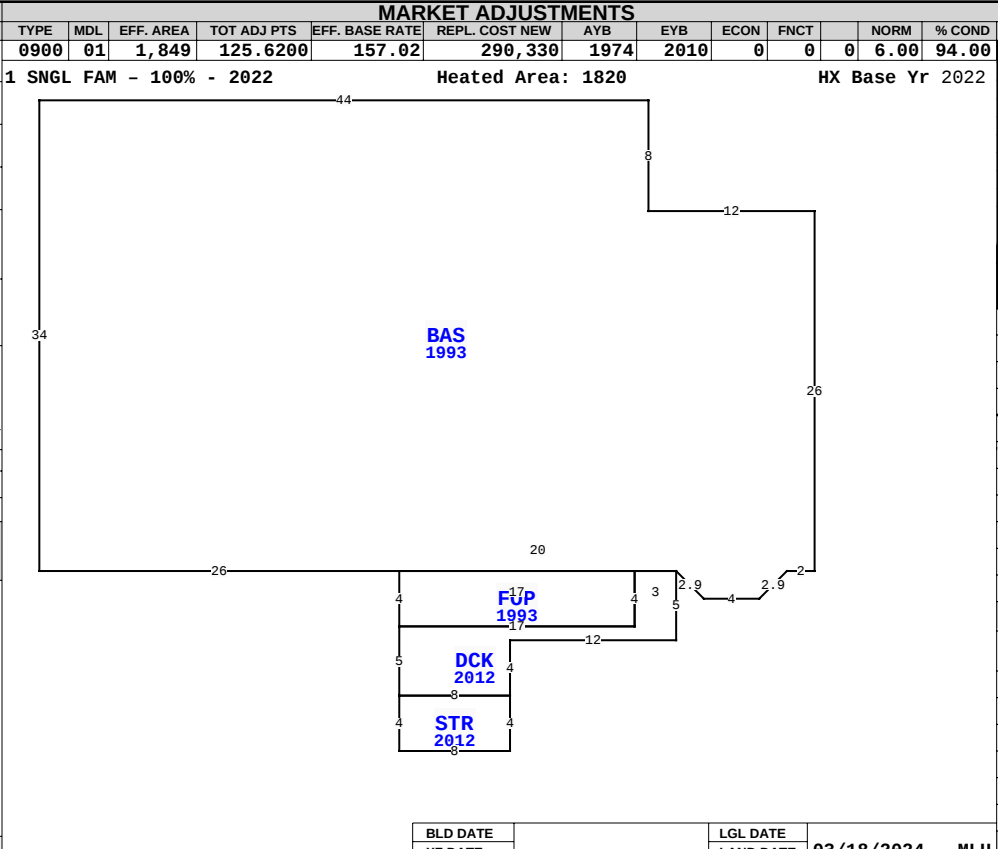
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 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	1,820	100	1,820	268,629
DCK	64	10	6	885
FOP	68	30	20	2,952
STR	32	10	3	443
TOTALS	1,984		1,849	272,910

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	1242	WD DECK A	0 100	0	0	888.00	SF	10.00	10.00
2	0810	CONCRETE A	0 100	44	9	396.00	SF	6.50	6.50
3	0510	GARAGE WD-	0 100	21	12	252.00	SF	35.00	35.00
4	0940	SHEDS/PORT	0 100	10	12	120.00	SF	30.00	30.00
5	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
6	0810	CONCRETE A	0 100	53	9	477.00	SF	6.50	6.50
7	0820	WOOD WALK	0 100	0	0	106.00	SF	11.75	11.75

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-2	89.00	100.00	89.00



TOTAL OB/XF									
13,498									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-2	89.00	100.00	89.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					272,910				
TOTAL MARKET OB/XF VALUE					13,498				
TOTAL LAND VALUE - MARKET					195,800				
TOTAL MARKET VALUE					482,208				
SOH/AGL Deduction					154,792				
ASSESSED VALUE					327,416				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					277,416				
TOTAL JUST VALUE					482,208				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					452,791				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040689	H/AC	3,000	04/08/2004
B969858	REPAIR/RRF	12,500	06/10/1996
5290	ADDITION	8,000	03/30/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2515/1490	11/16/2021	WD	Q	I	02	415,000
GRANTOR: STATHAM LINDA L						
GRANTEE: LEROUX CHLOE						
2296/1718	8/07/2019	QC	U	I	11	100
GRANTOR: STATHAM DEVIN						
GRANTEE: STATHAM LINDA L						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W12 N8W44 S34 E26 FOP=[YR=1993] S4									
DCK=[YR=2012] S5 STR=[YR=2012] S4E8N4W8\$ E8N4E12N5W3 S4W17\$ E17N4W17\$ E20 D2 R2 E4 U2 R2 E2N26\$.									