BLOCK 232 SLY 53 FT OF
SUBLOT A & NLY 22 FT OF
SUBLOT B OF 7

SULLIVAN NORAH MARY
710 VERNON ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0232-07A2

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

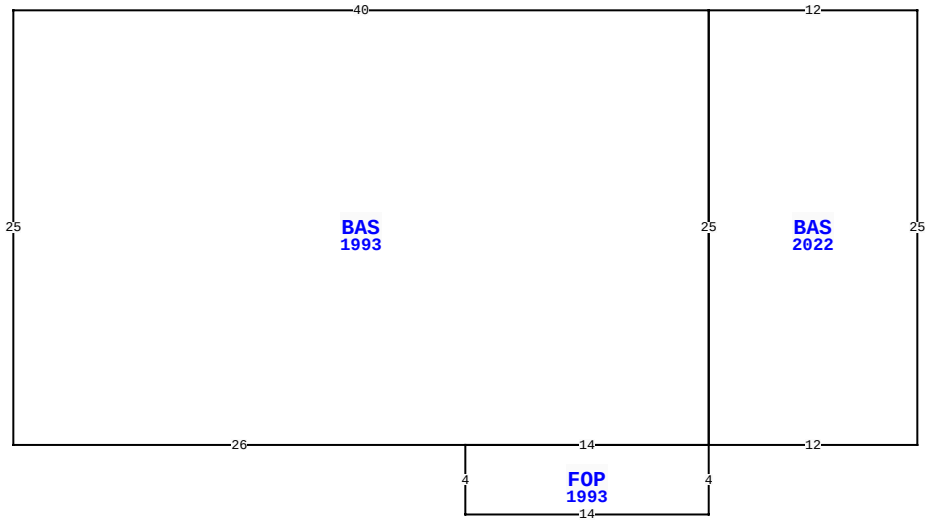
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1,000	100,558
BAS	300	100	300	30,167
FOP	56	30	17	1,710
TOTALS	1,356		1,317	132,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,317	127.9200	121.52	160,042	1973	1983	0	0	0	17.25	82.75

1 SINGLE FAM – 100% - 2023 Heated Area: 1300 HX Base Yr 2023



710 VERNON ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/12/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		132,435
TOTAL MARKET OB/XF VALUE		351
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		297,786
SOH/AGL Deduction		36,098
ASSESSED VALUE		261,688
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		211,688
TOTAL JUST VALUE		297,786
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6803	REPAIR/RRF	1,500	11/19/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2539/1463	2/14/2022	WD	Q	I	01	263,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: SULLIVAN NORAH MARY						
2462/1304	5/14/2021	WD	U	I	37	266,400
GRANTOR: CARBAJAL CLINT E SAEN						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W12 BAS=[YR=1993] W40 S25 E26 FOP=[YR=1993] S4E14 N4W14$ E14 N25$ S25E12N25$.

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	25	9	225.00	SF	6.50	6.50	100	1973	1973	3	24	351	

LAND DESCRIPTION

TOTAL OB/XF 351

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	0006	R-2	75.00	100.00	75.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	165,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS