BLK 232 LOT STLY 64 FT OF
SUBLOT B OF 7 & NTLY 11 FT
OF A OF 6 IN OR 828/1122

DONALDSON RUSSELL/BROWN ESSIE MAE
716 VERNON ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0232-07B2

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

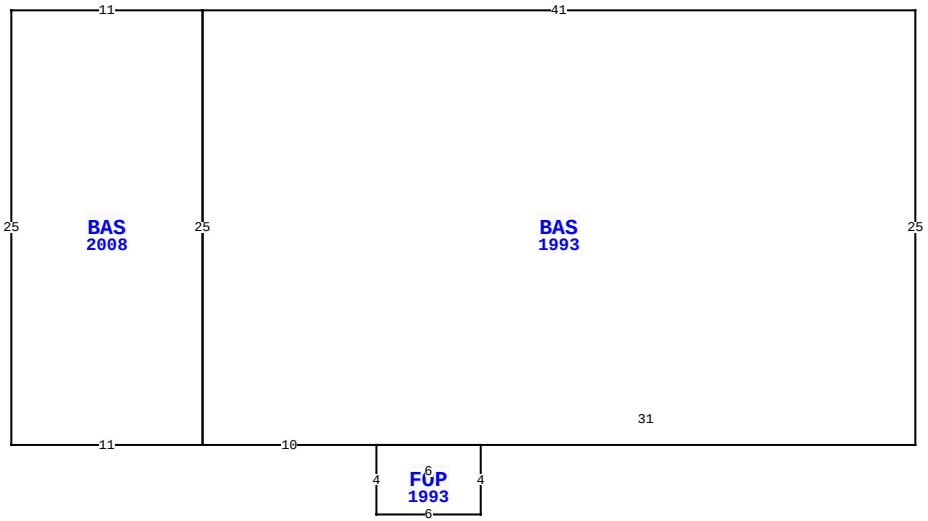
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 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	1,025	100	1,025	68,824
BAS	275	100	275	18,465
FOP	24	30	7	470
TOTALS	1,324		1,307	87,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,307	96.8240	91.98	120,218	1973	1985	0	0	0	27.00	73.00

1 SINGLE FAM – 0% - 0 Heated Area: 1300 HX Base Yr



716 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	87,759
TOTAL MARKET OB/XF VALUE	520
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	253,279
SOH/AGL Deduction	91,156
ASSESSED VALUE	162,123
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	162,123
TOTAL JUST VALUE	253,279
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	212,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0828/1122	4/02/1998	QC	U	I	01	100
GRANTOR: BROWN ESSIE MAE						
GRANTEE: BROWN ESSIE MAE & R						
0144/0587	1/01/1973	WD	U	I		19,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W41 BAS=[YR=2008] W11 S25 E11 N25$ S25 E10
FOP=[YR=1993] S4 E6 N4 W6$ E31 N25$.

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	0	0	246.00	SF	6.50	6.50	100	1980	1980	3	32.5	520	

LAND DESCRIPTION

TOTAL OB/XF 520

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	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS