

BLOCK 232 N 28 FT OF SUB B OF
LOT 9 & S 29 FT OF SUB A OF 9
CITY OF FDNA BEACH

HORAN BENJAMIN C/LARSSON MARIA VERONICA
620 VERNON ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0232-09A2



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

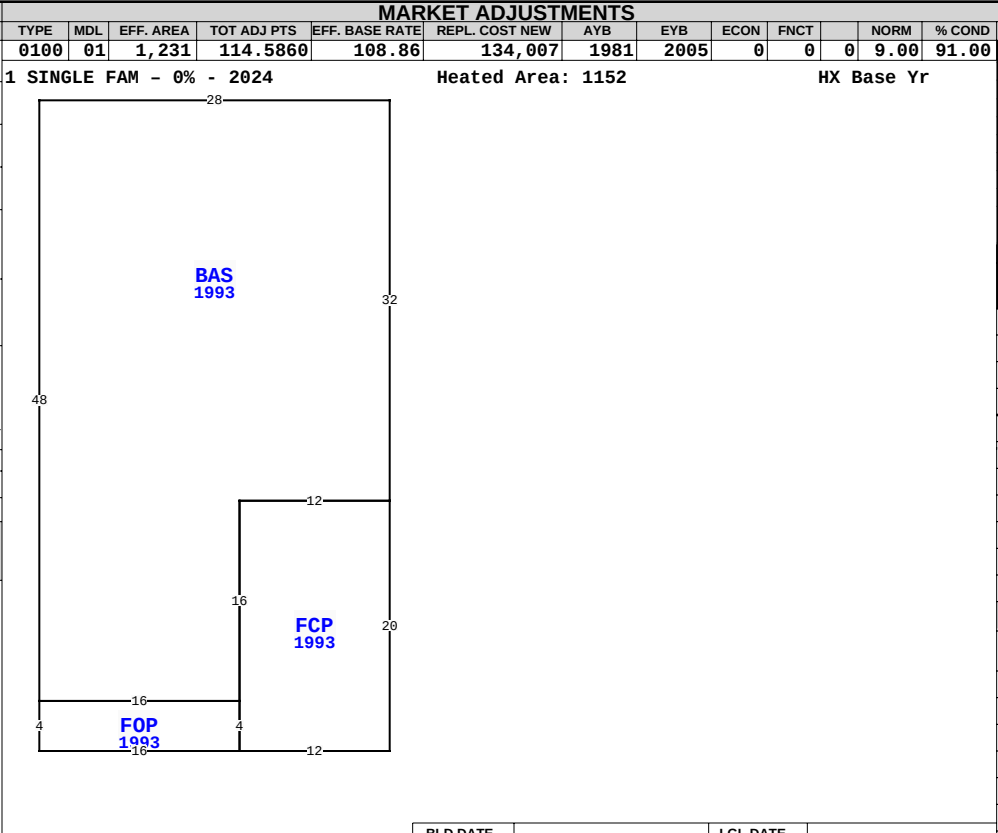
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC 1009.00			

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	114,120
FCP	240	25	60	5,944
FOP	64	30	19	1,882
TOTALS	1,456		1,231	121,946

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0810	CONCRETE A	BLD CAP	0 0	L W	50 9	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
							450.00	SF	6.50	6.50	100	1981	1981	3	35	1,024	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



620 VERNON ST, FERNANDINA BEACH	BLD DATE	LGL DATE	03/18/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF 1,024																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	0	0006	R-2	57.00	100.00	57.00	FF		1.00	1.00	1.00	2,200.00	2,200.00

TOTAL OB/XF 1,024																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	0	0006	R-2	57.00	100.00	57.00	FF		1.00	1.00	1.00	2,200.00	2,200.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	121,946		
TOTAL MARKET OB/XF VALUE	1,024		
TOTAL LAND VALUE - MARKET	125,400		
TOTAL MARKET VALUE	248,370		
SOH/AGL Deduction	0		
ASSESSED VALUE	248,370		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	248,370		
TOTAL JUST VALUE	248,370		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	231,590		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112258	METAL ROOF	3,000	12/20/2011
20111943	REMODEL	2,133	10/27/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2708/397	4/25/2024	WD	Q	I	01	375,000	
GRANTOR: PERALTA ALAN R							
GRANTEE: HORAN BENJAMIN C							
2492/0079	8/30/2021	WD	Q	I	01	315,000	
GRANTOR: ROBINSON KATHRYN A							
GRANTEE: PERALTA ALAN R							

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=1993] W28 S48 FOP=[YR=1993] S4 E16 N4 W16\$ E16																
FCP=[YR=1993] S4 E12 N20 W12 S16\$ N16 E12 N32\$.																