BLOCK 233 W 100 FT OF E
130 FT OF S 1/2 OF LOT 1
CITY OF FDNA BEACH

SAMET ADAM
809 VERNON ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0233-0014

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

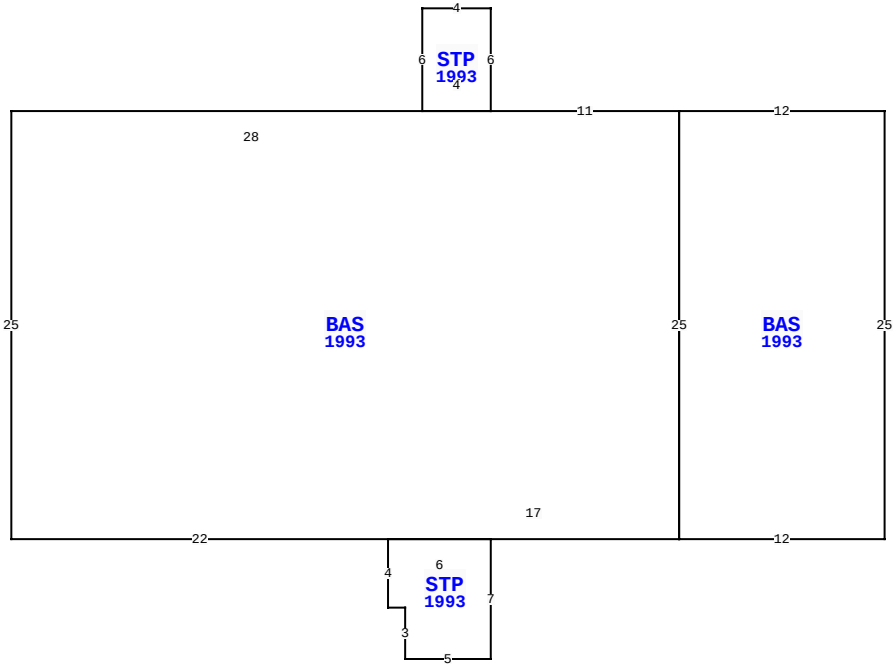
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100	300	25,662
BAS	975	100	975	83,403
STP	24	10	2	171
STP	39	10	4	342
TOTALS	1,338		1,281	109,579

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,281	113.9840	108.28	138,707	1971	1995	0	0	0	21.00	79.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1275 HX Base Yr



809 VERNON ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	109,579
TOTAL MARKET OB/XF VALUE	443
TOTAL LAND VALUE - MARKET	189,200
TOTAL MARKET VALUE	299,222
SOH/AGL Deduction	0
ASSESSED VALUE	299,222
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	299,222
TOTAL JUST VALUE	299,222
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20072174	REPAIR/RRF	5,400	12/05/2007
20071735	H/AC	5,800	09/13/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2651/231	6/29/2023	WD	Q	I	01	340,000
GRANTOR: LINDEN FRANCIS E						
GRANTEE: SAMET ADAM						
1880/1948	9/24/2013	WD	Q	I	01	110,000
GRANTOR: STRAIGHT DEBORAH K &						
GRANTEE: LINDEN FRANCES E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 BAS=[YR=1993] W11 STP=[YR=1993] N6W4S6E4$ W28S25E22 STP=[YR=1993] S4E1S3E5N7W6$ E17N25$ S25E12 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	31	10	310.00	SF	6.50	6.50	100	1971	1971	3	22	443	

LAND DESCRIPTION

TOTAL OB/XF 443

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	86.00	100.00	86.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	189,200							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 189,200 Market: 0 Agricultural: 0 Common: 189,200 PRINTED 08/06/2024 BY SYS