

MCKINNERNEY MARC A & SHANNA L
817 VERNON STREET
FERNANDINA BEACH, FL 32034

00-00-31-1800-0233-0024



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 70

Exterior Wall19COMMON BRK 30

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 60

Interior Floo14CARPET 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 1. 100
0 100

BUD8 Adjustme Occupancy02DIST FB 100
00 NONE 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1009.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS960100960110,939

FST7255404,622

SFB2768022125,539

STP24102231

TOTALS1,3321,223141,331

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,223136.2900129.48158,354197120050010.7589.25

1 SINGLE FAM - 100% - 2018Heated Area: 1181HX Base Yr 2018

-12-6FST19936

-12-24BAS199324

-12-23SFB201723

-9-4STP20084

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE141,331

TOTAL MARKET OB/XF VALUE1,326

TOTAL LAND VALUE - MARKET189,200

TOTAL MARKET VALUE331,857

SOH/AGL Deduction188,169

ASSESSED VALUE143,688

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE93,688

TOTAL JUST VALUE331,857

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE274,080

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / I / V / I / RSN CD SALE PRICE

2136/00357/20/2017WDQI01177,900

GRANTOR: HOMEFRONT BY STEPHEN

GRANTEE: MCKINNERNEY MARC A

2099/02052/03/2017SWUI12116,200

GRANTOR: FEDERAL NATIONAL MORT

GRANTEE: HOMEFRONT BY STEPHE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 FST=[YR=1993] W12 S6 SFB=[YR=2017] S23 E12 N23 W12 \$ E12 N6 \$ S24 E9 STP=[YR=2008] S4E6N4W6\$ E31N24 \$.

EXTRA FEATURES

817 VERNON ST, FERNANDINA BEACH

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/12/2024MLU

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A01002512300.00SF6.506.50100199419943681,326

TOTAL OB/XF1,326

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100R-286.00100.0086.00FF1.001.001.002,200.002,200.00189,200

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 189,200Market: 0Agricultural: 0Common: 189,200PRINTED 08/06/2024 BY SYS