

BLOCK 233 E99.47 FT OF N60 FT
OF LOT 3 OR 1386/972
CITY OF FDNA BEACH

HUTCHINSON LAVONIA D & SHEENA
901 VERNON ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0233-0033



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 70		
Interior Floo	07	CORK/VTILE 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		
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	1,317	100	1,317	130,785
FGR	359	55	197	19,563
FOP	20	30	6	596
TOTALS	1,696		1,520	150,944

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,520	114.2400	108.53	164,966	2005	2005	0	0	8.50	91.50
1 SINGLE FAM - 100% - 2006 Heated Area: 1317 HX Base Yr 2006											
901 VERNON ST, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/12/2024 MLU											

NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 2					Tax Dist:							
BUILDING MARKET VALUE					150,944							
TOTAL MARKET OB/XF VALUE					5,579							
TOTAL LAND VALUE - MARKET					132,000							
TOTAL MARKET VALUE					288,523							
SOH/AGL Deduction					176,659							
ASSESSED VALUE					111,864							
TOTAL EXEMPTION VALUE					HX HB		50,000					
BASE TAXABLE VALUE					61,864							
TOTAL JUST VALUE					288,523							
NCON VALUE					0							
INCOME VALUE												
PREVIOUS YEAR MKT VALUE					257,819							