BLOCK 233 S50 FT OF N110 FT OF
E1/2 OF LOT 3
IN OR 1522/441

DESORBO ESTER N
1735 CLINCH DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0233-0034

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

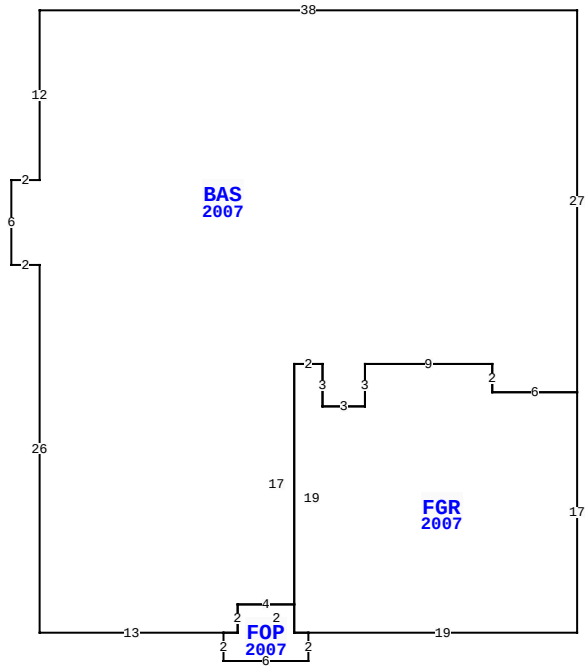
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,317	100	1,317	132,214
FGR	359	55	197	19,777
FOP	20	30	6	602
TOTALS	1,696		1,520	152,594

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	2007	2007	0	0	0	7.50	92.50

1 SINGLE FAM – 0% - 0 Heated Area: 1317 HX Base Yr



905 VERNON ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	152,594
TOTAL MARKET OB/XF VALUE	5,462
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	268,056
SOH/AGL Deduction	53,838
ASSESSED VALUE	214,218
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	214,218
TOTAL JUST VALUE	268,056
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,266

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070998	H/AC	4,325	06/05/2007
20070846	NEW CONSTR	4,500	05/16/2007
20070772	NEW CONSTR	2,500	05/03/2007
20070655	NEW CONSTR	131,000	04/19/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1522/0441	8/30/2007	WD	Q	I		152,000
GRANTOR: DONNA LYNNE CUSTOM HO						
GRANTEE: DESORBO ESTER N						
1480/1163	2/22/2007	WD	U	V	07	100
GRANTOR: WILLIAMSON JAMES JR						
GRANTEE: DONNA LYNNE CUSTOM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W38S12W2S6E2S26E13 FOP=[YR=2007] S2E6N2
FGR=[YR=2007] E19N17 W6N2W9S3W3N3W2S19E1$W1N2W4S2W1
$E1N2E4N17E2S3E3N3E9S2E6N27$.

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	10	12	120.00	SF	6.50	6.50	100	2007	2007	3	88	686	
2	0810	CONCRETE A	0	0	0	0	835.00	SF	6.50	6.50	100	2007	2007	3	88	4,776	

LAND DESCRIPTION

TOTAL OB/XF 5,462

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		R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	110,000							

REVIEW DATE 05/29/2019 BY DJA Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/06/2024 BY SYS