

WILLIAMSON JAMES JR
909 VERNON ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0233-0041



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT										CD										PAGE 1 of 1												
CONSTRUCTION										VALUATION SUMMARY										2												
Exterior Wall										05	AVERAGE 100										TYPE											
Roof Structure										03	GABLE/HIP 100										MDL											
Roof Cover										03	COMP SHNGL 100										EFF. AREA											
Interior Wall										05	DRYWALL 100										TOT ADJ PTS											
Interior Floor										14	CARPET 80										EFF. BASE RATE											
Interior Floor										08	SHT VINYL 20										REPL. COST NEW											
Air Condition										03	CENTRAL 100										AYB											
Heating Type										04	AIR DUCTED 100										EYB											
Bedrooms											4 100										ECON											
Bathrooms											2 100										FNCT											
Frame										02	WOOD FRAME 100										NORM											
Stories											1. 100										% COND											
Units											0 100																					
BUD8 Adjustme										02	DIST FB 100																					
Occupancy										00	NONE 100																					
Quality										02	Quality Level 02																					
DOR CODE										0100	SINGLE FAMILY																					
MAP NUM											MKT AREA										01											
NEIGHBORHOOD/LOC										1009.00																						
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE												
TOTAL GROSS AREA										TOT ADJ AREA										SUBAREA MARKET VALUE												
BAS										1,144	100										1,144											
FCP										228	25										57											
FOP										64	30										19											
FST										84	55										46											
TOTALS										1,520	1,266										102,414											
EXTRA FEATURES										909 VERNON ST, FERNANDINA BEACH																						
L N										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	100	50									
2										0810	CONCRETE A										0	100	18									
3										0810	CONCRETE A										0	100	25									
4										0861	POOL GUNIT										0	100	30									
5										0845	KOOL DECK										0	100	0									
6										0810	CONCRETE A										0	100	10									
7										1243	WD DECK F										0	100	10									
LAND DESCRIPTION										TOTAL OB/XF										13,805												
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										LAND VALUE												
OTHER ADJUSTMENTS AND NOTES										YEAR										DENSITY												
DECL										FRZ										YR												
CONSRV																																
1										000100	C										SFR											
2																																
3																																
4																																
5																																
6																																
7																																
REVIEW DATE										05/29/2019										BY												
DJA										Total Acres: 0.00										Total Land Value: 144,100												
Market: 0										Agricultural: 0										Common: 144,100												
PRINTED 08/06/2024 BY SYS																																