

BLOCK 233 N 65.5' OF E100' OF
W130' OF LOT 7
IN OR 2111/601

CANNAVINO JULIE FLETCHER
910 VERNON ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0233-0074



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 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	128,957
FOP	18	30	5	459
PTO	80	5	4	367
TOTALS	1,502		1,413	129,784

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0810	CONCRETE A	0 100	47	9	423.00	SF	6.50	6.50	100	1977	1977	3
2	0810	CONCRETE A	0 100	16	4	64.00	SF	6.50	6.50	100	1977	1977	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000100	C	SFR	100	0006	R-2	66.00	100.00	65.50	FF		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,413	115.7936	110.00	155,430	1977	1985	0	0	0	16.50	83.50	
1 SINGLE FAM - 100% - 2018													
Heated Area: 1404													
HX Base Yr 2018													
PTO 1993													
BAS 1993													
FOP 1993													

910 VERNON ST, FERNANDINA BEACH	BLD DATE	LGL DATE	04/12/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	47	9	423.00	SF	6.50	6.50	100	1977	1977	3	28	770	
2	0810	CONCRETE A	0 100	16	4	64.00	SF	6.50	6.50	100	1977	1977	3	28	116	

TOTAL OB/XF													
886													

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		129,784	
TOTAL MARKET OB/XF VALUE		886	
TOTAL LAND VALUE - MARKET		144,100	
TOTAL MARKET VALUE		274,770	
SOH/AGL Deduction		144,868	
ASSESSED VALUE		129,902	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		79,902	
TOTAL JUST VALUE		274,770	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		242,482	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152345	EXTRENOV	12,555	10/09/2015
5200	REPAIR/RRF	1,500	01/30/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2111/0601	4/03/2017	WD U	I	I	11	100	
GRANTOR: FLETCHER DONALD & JUL							
GRANTEE: FLETCHER JULIE							
2003/0329	9/02/2015	SW U	I	I	12	61,900	
GRANTOR: FIRST FEDERAL BANK OF							
GRANTEE: FLETCHER DONALD & J							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W21 PTO=[YR=1993] N8W10S8E10 \$W33 S26 E27													
FOP=[YR=1993] S3E6N3W6\$ E27 N26\$.													