

BLOCK 233 N 65.5 FT S 106.5
FT OF E 100 FT OF W 130 FT
OF LOT 7 OR 616/607

BROWN REGINALD Q & SUSIE B
914 VERNON ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0233-0075



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 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	1,050	100	1,050	81,610
FOP	72	30	22	1,710
TOTALS	1,122		1,072	83,320

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	0	0	470.00	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	DPH FACT	% COND
1	000100	C	SFR	100		R-2	66.00	100.00	65.50	FF		1.00	1.00

REVIEW DATE 05/29/2019 BY DJA

MARKET ADJUSTMENTS

1 SINGLE FAM - 100% - 1991

Heated Area: 1050

HX Base Yr 1991

42

25

25

42

18

FOP 2008

914 VERNON ST, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF													
855													

Total Acres: 0.00 Total Land Value: 144,100 Market: 0 Agricultural: 0 Common: 144,100

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		83,320	
TOTAL MARKET OB/XF VALUE		855	
TOTAL LAND VALUE - MARKET		144,100	
TOTAL MARKET VALUE		228,275	
SOH/AGL Deduction		172,923	
ASSESSED VALUE		55,352	
TOTAL EXEMPTION VALUE		30,352	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		228,275	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		198,186	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061275	REMODEL	8,874	06/06/2006
20060230	REPAIR/RRF	1,500	01/27/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0616/0607	1/08/1991	WD	Q	I		37,000	
GRANTOR: FILLION PAUL R							
GRANTEE: BROWN REGINALD & S							
0575/0443	7/26/1989	WD	Q	I		28,700	
GRANTOR: MIXON CHARLES R							
GRANTEE: FILLION PAUL R							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W42 S25 FOP=[YR=2008] S4E18 N4W18\$E42 N25\$.													