

BLOCK 233 E100 FT OF W130 FT
OF S1/2 OF LOT 9
CITY OF FDNA BEACH

WIGGINS ROBERT L SR REV TRUST/WIGGINS ROBERT L SR
1548 LAKESIDE CT
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0233-0091



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	06 BD/BATTEN 70
Exterior Wall	19 COMMON BRK 30
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 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	1.5 100
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	1,025	100	1,025	68,162
FGR	300	55	165	10,972
STP	28	10	3	199
STP	30	10	3	199
TOTALS	1,383		1,196	79,533

EXTRA FEATURES	
L N	OB/XF CODE
1	0810 CONCRETE A
2	0810 CONCRETE A

LAND DESCRIPTION	
L N	USE CODE
1	000100 C SFR

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,196	113.0861	107.43	128,486	1971	1971	0	0	38.10	61.90
1 SINGLE FAM - 0% - 0											
Heated Area: 1025											
HX Base Yr											
25 30 11 12 25 16 12 25 5 6 5											
STP 1993											
BAS 1993											
FGR 1993											
STP 1993											

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

TOTAL OB/XF											
485											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0		R-2	86.00	100.00	86.00	FF	1.00

NASSAU COUNTY PROPERTY	
PAGE 1 of 1	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	79,533
TOTAL MARKET OB/XF VALUE	485
TOTAL LAND VALUE - MARKET	189,200
TOTAL MARKET VALUE	269,218
SOH/AGL Deduction	33,288
ASSESSED VALUE	235,930
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	235,930
TOTAL JUST VALUE	269,218
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	214,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2525/1525	12/29/2021	WD	U	I	11	100	
GRANTOR: WIGGINS ROBERT L							
GRANTEE: WIGGINS L ROBERT SR							
1126/1438	4/02/2003	WD	Q	I		80,000	
GRANTOR: WARD RICHARD B							
GRANTEE: WIGGINS ROBERT L							

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=1993] W12 BAS=[YR=1993] W11 STP=[YR=1993] N7W4S7E4\$ W30 S25 E25 STP=[YR=1993] S6E5N6W5\$E16 N25\$S25 E12N25\$.	