BLOCK 233 E 100 FT OF W
130 FT OF S 1/2 OF LOT 10
IN OR 2165/1286

CHU ANNA F N
808 VERNON ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0233-0103

BUILDING CHARACTERISTICS

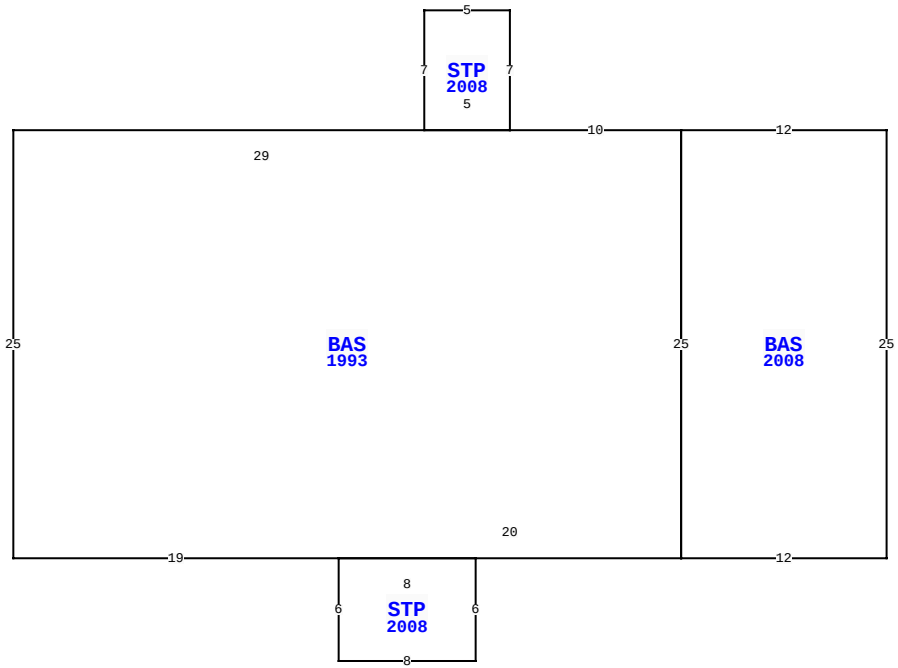
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	975	100	975	98,280
BAS	300	100	300	30,240
STP	35	10	4	403
STP	48	10	5	504
TOTALS	1,358		1,284	129,428

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,284	121.6072	115.53	148,341	1971	2007	0	0	0	12.75	87.25

1 SINGLE FAM – 100% - 2018 Heated Area: 1275 HX Base Yr 2018



808 VERNON ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		129,428
TOTAL MARKET OB/XF VALUE		485
TOTAL LAND VALUE - MARKET		189,200
TOTAL MARKET VALUE		319,113
SOH/AGL Deduction		183,141
ASSESSED VALUE		135,972
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		85,972
TOTAL JUST VALUE		319,113
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080329	REPAIR/RRF	1,200	03/03/2008
2003409	REPAIR/RRF	5,882	07/06/2000
19983854	REPAIR/RRF	5,820	06/09/1998
4312	REPAIR/RRF	2,400	05/29/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2165/1286	12/15/2017	WD	Q	I	01	185,000
GRANTOR: LAMAR ERIN K						
GRANTEE: CHU ANNA F N						
2005/1263	9/25/2015	SW	U	I	12	52,500
GRANTOR: MTG EQUITY CONVESION						
GRANTEE: LAMAR ERIN K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W12 BAS=[YR=1993] W10 STP=[YR=2008] N7W5S7E5$ W29 S25E19 STP=[YR=2008] S6E8N6W8$E20N25$S25E12 N25$.

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	100	32	9	288.00	SF	6.50	6.50	100	1971	1971	3	22	412	
2	0810	CONCRETE A	0	100	17	3	51.00	SF	6.50	6.50	100	1971	1971	3	22	73	

LAND DESCRIPTION

TOTAL OB/XF 485

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	100		R-2	86.00	100.00	86.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	189,200							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 189,200 Market: 0 Agricultural: 0 Common: 189,200 PRINTED 08/06/2024 BY SYS