LOT 4
6 ON ELM OR 2345/834

LEWIS ALEXANDER
432 VERNON STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1185-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

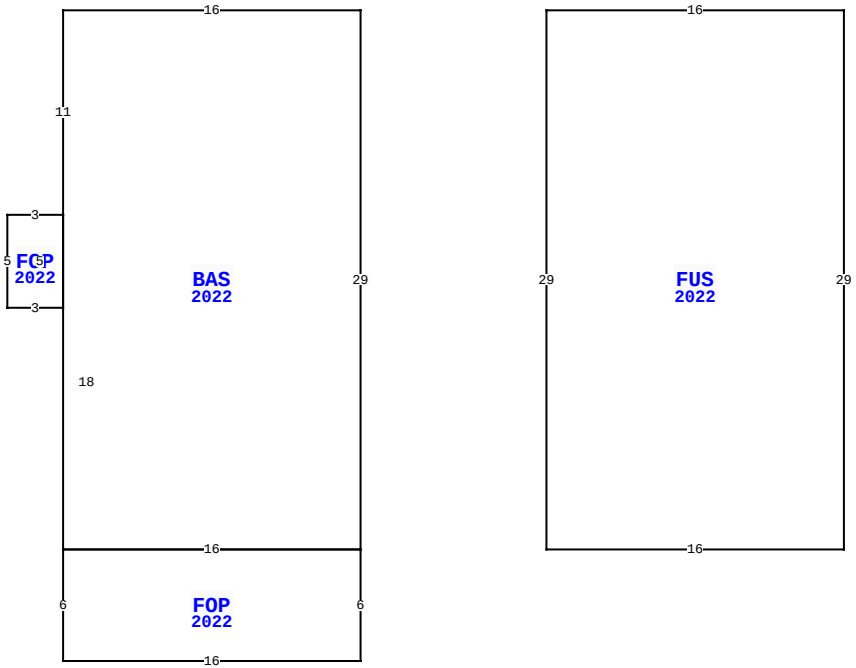
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	464	100	2022	464	82,534
FOP	15	30	2022	4	711
FOP	96	30	2022	29	5,158
FUS	464	100	2022	464	82,534
TOTALS	1,039			961	170,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	961	135.4320	178.77	171,798	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 928 HX Base Yr 2023



432 VERNON ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		170,939
TOTAL MARKET OB/XF VALUE		3,031
TOTAL LAND VALUE - MARKET		83,820
TOTAL MARKET VALUE		257,790
SOH/AGL Deduction		41,872
ASSESSED VALUE		215,918
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		165,196
TOTAL JUST VALUE		257,790
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211425	NEW CONSTR	0	07/29/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2590/1239	9/14/2022	WD	U	I	17	215,000
GRANTOR: NASSAU HABITAT FOR HU						
GRANTEE: LEWIS ALEXANDER						
2373/1265	6/26/2020	QC	U	V	11	100
GRANTOR: COTNER JOHN M						
GRANTEE: NASSAU HABITAT FOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 S11 FOP=[YR=2022] W3 S5 E3 N5$ S18 FOP=[YR=2022] S6 E16 N6 W16$ E16 N29$ PTR=E10 FUS=[YR=2022] E16 S29 W16 N29$ W10$.

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	0	0	51.00	SF	6.50	6.50	100	2022	2022	3	99	328	
2	0810	CONCRETE A	0	100	0	0	420.00	SF	6.50	6.50	100	2022	2022	3	99	2,703	

LAND DESCRIPTION

TOTAL OB/XF 3,031

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	RES	100		R-2	0.00	0.00	41.91	FF		1.00	1.00	1.00	2,000.00	2,000.00	83,820							

REVIEW DATE 08/03/2022 BY DJ Total Acres: 0.00 Total Land Value: 83,820 Market: 0 Agricultural: 0 Common: 83,820 PRINTED 07/30/2025 BY SYS