LOT 5
6 ON ELM OR 2345/834

COVINO NICKOLAS LOUIS/COVINO LAURA
428 VERNON ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1185-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

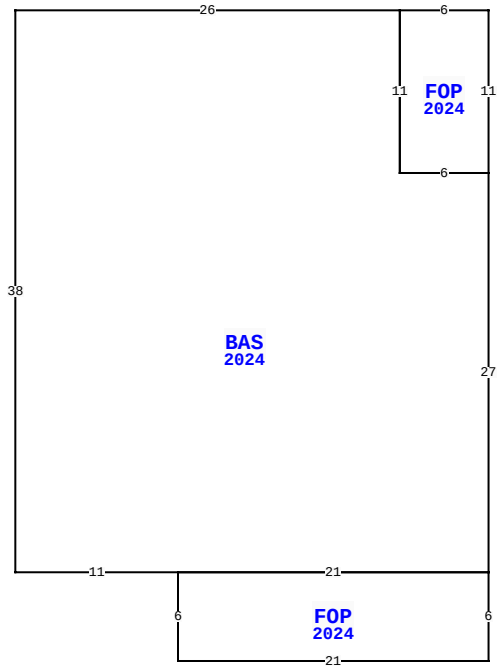
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	1,150	100	2024	1,150	188,428
FOP	66	30	2024	20	3,277
FOP	126	30	2024	38	6,226
TOTALS	1,342			1,208	197,931

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,208	124.1260	163.85	197,931	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1150 HX Base Yr 2024



428 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		197,931
TOTAL MARKET OB/XF VALUE		2,168
TOTAL LAND VALUE - MARKET		94,600
TOTAL MARKET VALUE		294,699
SOH/AGL Deduction		36,326
ASSESSED VALUE		258,373
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		207,651
TOTAL JUST VALUE		294,699
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222321	NEW CONSTR	0	07/07/2022
	ONE STORY SINGLE		

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2685/1008	12/19/2023	WD	U	V	17	359,000
GRANTOR: NASSAU HABITAT FOR HU						
GRANTEE: COVINO NICKOLAS LOU						
2373/1265	6/26/2020	QC	U	V	11	100
GRANTOR: COTNER JOHN M						
GRANTEE: NASSAU HABITAT FOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=40,11] E26 S11 E6 S27 W21 W11 N38 $
FOP=[YR=2024;ORIG=72,49] W21 S6 E21 N6 $
FOP=[YR=2024;ORIG=66,11] E6 S11 W6 N11 $
.

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	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	417.00	SF	5.20	5.20	100	2024	2023		100	2,168	

LAND DESCRIPTION

TOTAL OB/XF 2,168

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	43.00	FF		1.00	1.00	1.10	2,000.00	2,200.00	94,600							

REVIEW DATE 01/29/2024 BY DJ Total Acres: 0.00 Total Land Value: 94,600 Market: 0 Agricultural: 0 Common: 94,600 PRINTED 07/30/2025 BY SYS