BLOCK 230 SUB D OF 2
IN OR 2358/448
CITY OF FDNA BEACH

FINN KEVIN B & NANCY C
90 WESTSIDE DR
BALLSTON LAKE, NY 12019

2025

00-00-31-1800-0230-02D0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 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

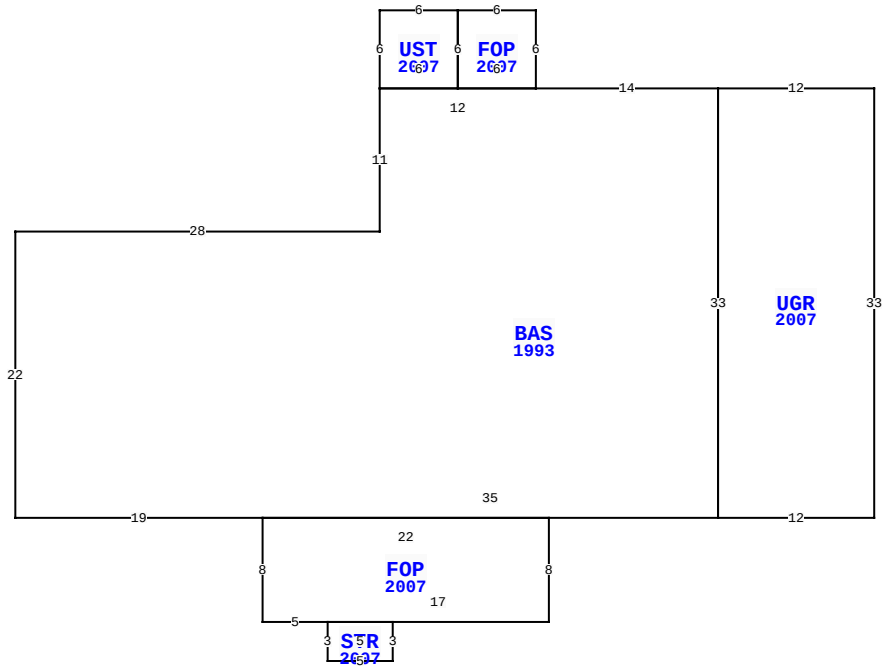
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,474	100	1993	1,474	101,012
FOP	36	30	2007	11	754
FOP	176	30	2007	53	3,632
STR	15	10	2007	2	137
UGR	396	45	2007	178	12,198
UST	36	45	2007	16	1,097
TOTALS	2,133			1,734	118,829

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,734	93.6700	93.67	162,424	1960	1960	0	0	0	26.84	73.16

1 SINGLE FAM – 0% - 0 Heated Area: 1474 HX Base Yr



219 VERNON ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 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	118,829
TOTAL MARKET OB/XF VALUE	2,041
TOTAL LAND VALUE - MARKET	232,200
TOTAL MARKET VALUE	353,070
SOH/AGL Deduction	110,390
ASSESSED VALUE	242,680
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	242,680
TOTAL JUST VALUE	353,070
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	304,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2358/0448	4/23/2020	WD	Q	I	01	209,000
GRANTOR: RUSSELL KATHRYN H						
GRANTEE: FINN KEVIN B & NANC						
2345/0610	3/05/2020	FJ	U	I	11	100
GRANTOR: PRATT MAPLE RUSSELL E						
GRANTEE: RUSSELL KATHRYN H						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2007] W12 BAS=[YR=1993] W14 FOP=[YR=2007] N6 W6 UST=[YR=2007] W6 S6 E6 N6 $ S6 E6 $ W12 S11 W28 S22 E19 FOP=[YR=2007] S8 E5 STR=[YR=2007] S3 E5 N3 W5 $ E17 N8 W22 $ E35 N33 $ S33 E12 N33 $.

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	0	0	0	400.00	SF	6.50	6.50	100	1982	1982	3	35	910	
2	0752	USP	0	0	18	16	288.00	SF	15.00	15.00	100	1984	1984	3	20	864	
3	0810	CONCRETE A	0	0	24	3	72.00	SF	6.50	6.50	100	1990	1990	3	57	267	

LAND DESCRIPTION

TOTAL OB/XF 2,041

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	0		R-2	86.00	100.00	86.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	232,200							

REVIEW DATE 05/28/2019 BY DJA Total Acres: 0.00 Total Land Value: 232,200 Market: 0 Agricultural: 0 Common: 232,200 PRINTED 07/30/2025 BY SYS