BLOCK 230 SUB D OF 3
IN OR 2094/1272
CITY OF FERNANDINA BEACH

HARRIS CHARLES E JR EST
418 S 9TH ST
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-1800-0230-03D0**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

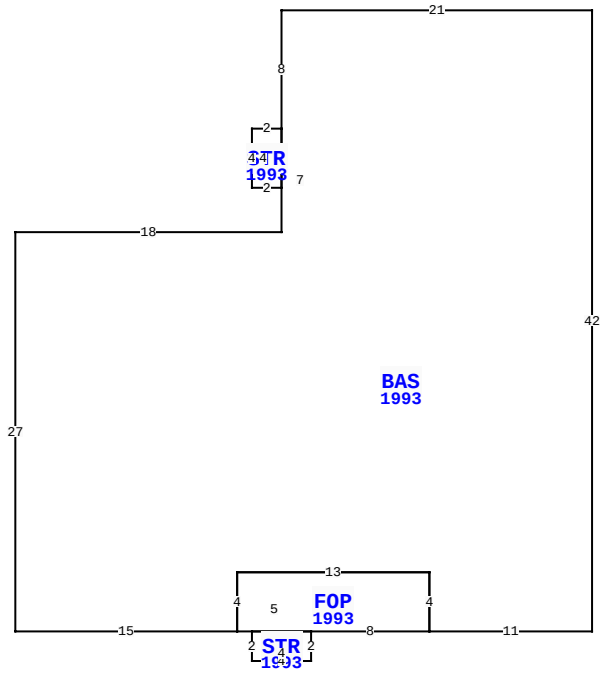
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| Frame | 03 | MASONRY 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 | 1,316 | 100 | 1993 | 1,316 | 101,570 |
| FOP | 52 | 30 | 1993 | 16 | 1,235 |
| STR | 8 | 10 | 1993 | 1 | 77 |
| STR | 8 | 10 | 1993 | 1 | 77 |
| TOTALS | 1,384 | | | 1,334 | 102,960 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,334 | 122.5120 | 122.51 | 163,428 | 1970 | 1970 | 0 | 0 | 0 | 37.00 | 63.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 1316 HX Base Yr




227 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 | 102,960 |
| TOTAL MARKET OB/XF VALUE | 796 |
| TOTAL LAND VALUE - MARKET | 151,200 |
| TOTAL MARKET VALUE | 254,956 |
| SOH/AGL Deduction | 71,838 |
| ASSESSED VALUE | 183,118 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 183,118 |
| TOTAL JUST VALUE | 254,956 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 222,609 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 7562 | REPAIR/RRF | 2,095 | 03/03/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2094/1272 | 11/29/2016 | QC | U | I | 11 | 100 |
| GRANTOR: BLUE NADINE L | | | | | | |
| GRANTEE: HARRIS CHARLES E JR | | | | | | |
| 0459/0051 | 6/01/1985 | QC | U | I | | 100 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W21 S8 STR=[YR=1993] W2S4E2 N4$S7 W18S27E15
FOP=[YR=1993] E5 STR=[YR=1993] S2W4N2E4$ E8N4W13S4$
N4E13S4E11 N42$.

## 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 | 0350 | CARPORT WD | 0 | 0 | 18 | 12 | 216.00 | SF | 13.00 | 13.00 | 100 | 1980 | 1980 | 3 | 20 | 562 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 10 | 12 | 120.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 30 | 234 | |

## LAND DESCRIPTION

TOTAL OB/XF 796

| 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 | 56.00 | 100.00 | 56.00 | FF | | 1.00 | 1.00 | 1.00 | 2,700.00 | 2,700.00 | 151,200 | | | | | | | |

REVIEW DATE 05/28/2019 BY DJA Total Acres: 0.00 Total Land Value: 151,200 Market: 0 Agricultural: 0 Common: 151,200 PRINTED 07/30/2025 BY SYS