BLK 230 TRACT A OF LOT 8
IN OR 2098/1327
CITY OF FDNA BEACH S/D OF

SMITH MARK W REV LVG TRUST/SMITH MARK W TRUSTEE
232 VERNON ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0230-08A0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
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

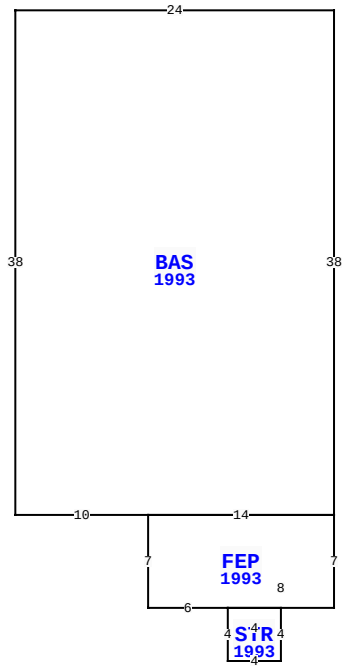
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	1993	912	108,715
FEP	98	80	1993	78	9,298
STR	16	10	1993	2	239
TOTALS	1,026			992	118,251

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	992	129.3600	129.36	128,325	1960	2008	0	0	0	7.85	92.15

1 SINGLE FAM – 100% - 2018 Heated Area: 912 HX Base Yr 2018



232 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		130,048
TOTAL MARKET OB/XF VALUE		4,006
TOTAL LAND VALUE - MARKET		151,200
TOTAL MARKET VALUE		285,254
SOH/AGL Deduction		147,685
ASSESSED VALUE		137,569
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		86,847
TOTAL JUST VALUE		285,254
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,472

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171765	GARAGE	20,290	06/08/2017
3344	REPAIR/RRF	700	03/26/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2098/1327	2/02/2017	WD	Q	I	02	165,000
GRANTOR: SEIBERT CHRISTOPHER &						
GRANTEE: SMITH MARK W REVOCA						
2072/0839	9/09/2016	WD	U	I	40	49,800
GRANTOR: BALTRUN PAUL D						
GRANTEE: SEIBERT CHRIS & GEO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S38 E10 FEP=[YR=1993] S7 E6 STR=[YR=1993] S4E4N4W4$E8N7W14$ E14N38$.

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	642.00	SF	6.50	6.50	100	2017	2017	3	96	4,006	

LAND DESCRIPTION

TOTAL OB/XF 4,006

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

REVIEW DATE 05/01/2025 BY KB Total Acres: 0.00 Total Land Value: 151,200 Market: 0 Agricultural: 0 Common: 151,200 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

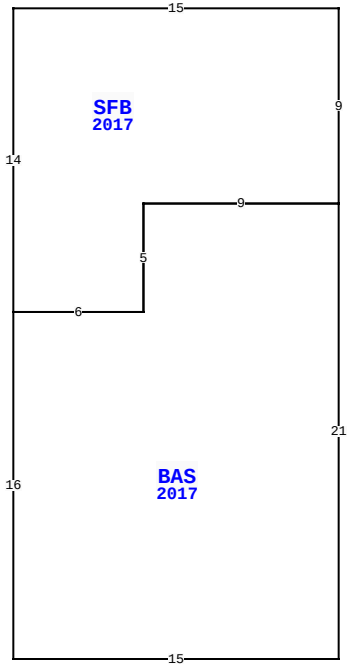
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	285	100	2017	285	8,063
SFB	165	80	2017	132	3,734
TOTALS	450			417	11,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	11	417	82.2030	30.42	12,685	2017	2017	0	0	0	7.00	93.00

2 GARAGE RES – 100% - 2018 Heated Area: 417 HX Base Yr 2018



232 VERNON ST, FERNANDINA BEACH

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GRANTOR: BALTRUN PAUL D						
GRANTEE: SEIBERT CHRIS & GEO						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2017] W15 S14 BAS=[YR=2017] S16 E15 N21W9 S5 W6$ E6 N5 E9 N9$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/01/2025 BY KB Total Acres: 0.00 Total Land Value: 151,200 Market: 0 Agricultural: 0 Common: 151,200 PRINTED 07/30/2025 BY SYS