BLK 230 TRACT A OF LOT 9
IN OR 2093/1288
CITY OF FDNA BEACH S/D OF

MOODY TERRI F
218 VERNON ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0230-09A0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		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	04	Quality Level 04

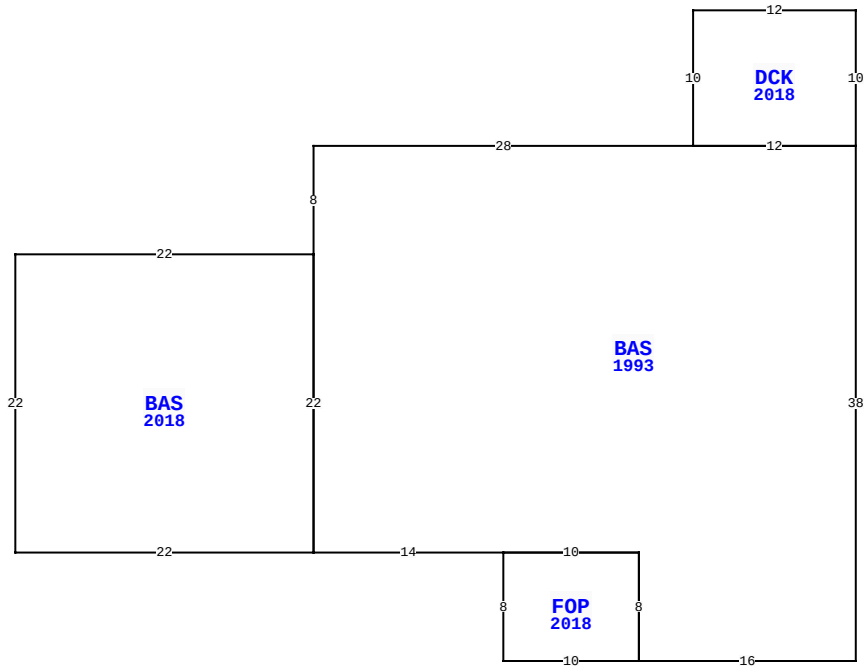
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,328	100	1993	1,328	180,817
BAS	484	100	2018	484	65,900
DCK	120	10	2018	12	1,634
FOP	80	30	2018	24	3,267
TOTALS	2,012			1,848	251,619

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,848	116.5500	153.85	284,315	1970	2000	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2019 Heated Area: 1812 HX Base Yr 2019



218 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		251,619
TOTAL MARKET OB/XF VALUE		6,570
TOTAL LAND VALUE - MARKET		232,200
TOTAL MARKET VALUE		490,389
SOH/AGL Deduction		238,624
ASSESSED VALUE		251,765
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		196,043
TOTAL JUST VALUE		490,389
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		435,389

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171246	REMODEL	100,000	04/26/2017
20112022	REPAIR/RRF	850	11/09/2011
20111976	OTHER	1,200	11/01/2011
1938	ADDITION	7,700	01/01/1981

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2093/1288	1/03/2017	WD	Q	I	01	94,000
GRANTOR: DUCKER MONA H						
GRANTEE: MOODY TERRI F						
1520/1716	8/23/2007	WD	Q	I		70,000
GRANTOR: JAMISON LOUIS & ARENE						
GRANTEE: DUCKER MONA H						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2018] W12 S10 BAS=[YR=1993] W28 S8 BAS=[YR=2018] W22 S22E22 N22$ S22 E14 FOP=[YR=2018] S8 E10 N8 W10$ E10 S8 E16N38 W12$ E12 N10$.

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	1,042.00	SF	6.50	6.50	100	2018	2018	3	97	6,570	

LAND DESCRIPTION

TOTAL OB/XF 6,570

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	0006	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 232,200 Market: 0 Agricultural: 0 Common: 232,200 PRINTED 07/30/2025 BY SYS