BLOCK 233 N 65.5' OF E100' OF
W130' OF LOT 7
IN OR 2777/251

MARR ELIZABETH/SCHAUWECKER GARY
910 VERNON ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0233-0074

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	02	Quality Level 02

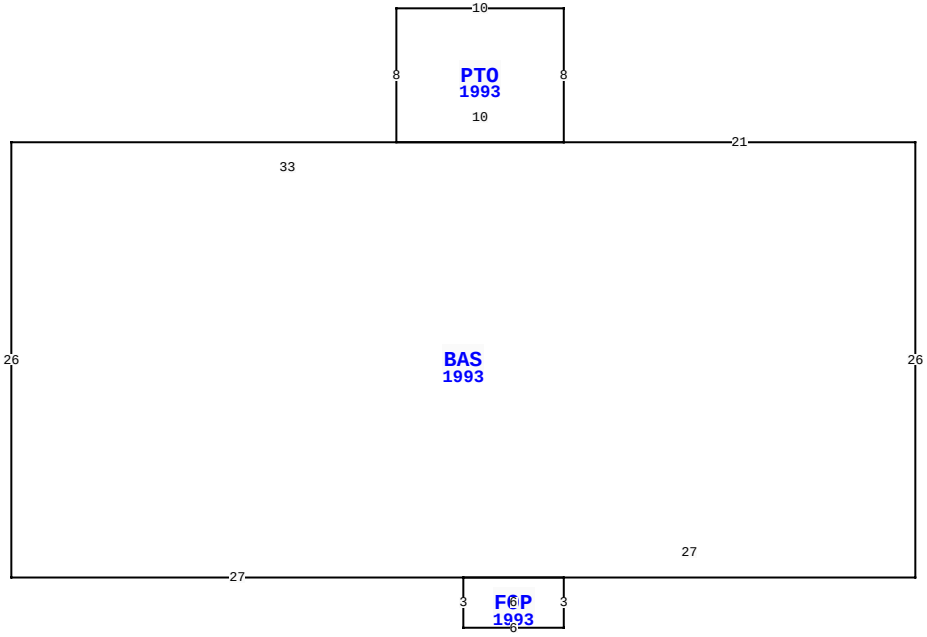
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1993	1,404	135,339
FOP	18	30	1993	5	482
PTO	80	5	1993	4	385
TOTALS	1,502			1,413	136,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,413	115.7936	115.79	163,611	1977	1985	0	0	0	16.75	83.25

1 SINGLE FAM – 100% - 2018 Heated Area: 1404 HX Base Yr 2018



910 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		136,206
TOTAL MARKET OB/XF VALUE		854
TOTAL LAND VALUE - MARKET		176,850
TOTAL MARKET VALUE		313,910
SOH/AGL Deduction		180,241
ASSESSED VALUE		133,669
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		82,947
TOTAL JUST VALUE		313,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152345	EXTRENOV	12,555	10/09/2015
5200	REPAIR/RRF	1,500	01/30/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2777/251	3/19/2025	WD	Q	I	01	442,000
GRANTOR: CANNAVINO JULIE FLETC						
GRANTEE: MARR ELIZABETH						
2111/0601	4/03/2017	WD	U	I	11	100
GRANTOR: FLETCHER DONALD & JUL						
GRANTEE: FLETCHER JULIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 PTO=[YR=1993] N8W10S8E10 $W33 S26 E27
FOP=[YR=1993] S3E6N3W6$ E27 N26$.

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	47	9	423.00	SF	6.50	6.50	100	1977	1977	3	27	742	
2	0810	CONCRETE A	0	100	16	4	64.00	SF	6.50	6.50	100	1977	1977	3	27	112	

LAND DESCRIPTION

TOTAL OB/XF 854

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	66.00	100.00	65.50	FF		1.00	1.00	1.00	2,700.00	2,700.00	176,850							

REVIEW DATE 01/14/2021 BY TW Total Acres: 0.00 Total Land Value: 176,850 Market: 0 Agricultural: 0 Common: 176,850 PRINTED 07/30/2025 BY SYS