

BLOCK 233 E100 FT OF W130 FT
OF S1/2 OF LOT 9
CITY OF FDNA BEACH

WIGGINS ROBERT L SR REV TRUST/WIGGINS ROBERT L SR
1548 LAKESIDE CT
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0233-0091



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 70
Exterior Wall	19	COMMON BRK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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	1,025	100	1993	1,025	70,964
FGR	300	55	1993	165	11,424
STP	28	10	1993	3	208
STP	30	10	1993	3	208
TOTALS	1,383			1,196	82,804

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	32	9	288.00	SF	6.50	6.50	393
2	0810	CONCRETE A	0	0	17	3	51.00	SF	6.50	6.50	70

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	0		R-2	86.00	100.00	86.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,196	113.0861	113.09	135,256	1971	1971	0	0	38.78	61.22
1 SINGLE FAM - 0% - 0											
Heated Area: 1025											
HX Base Yr											
BAS 1993											
FGR 1993											
STP 1993											
STP 1993											

822 VERNON ST, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/07/2025 MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		82,804	
TOTAL MARKET OB/XF VALUE		463	
TOTAL LAND VALUE - MARKET		232,200	
TOTAL MARKET VALUE		315,467	
SOH/AGL Deduction		55,944	
ASSESSED VALUE		259,523	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		259,523	
TOTAL JUST VALUE		315,467	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		269,218	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2525/1525	12/29/2021	WD	U	I	11	100	
GRANTOR: WIGGINS ROBERT L							
GRANTEE: WIGGINS L ROBERT SR							
1126/1438	4/02/2003	WD	Q	I		80,000	
GRANTOR: WARD RICHARD B							
GRANTEE: WIGGINS ROBERT L							

BUILDING NOTES											

BUILDING DIMENSIONS											
FGR=[YR=1993] W12 BAS=[YR=1993] W11 STP=[YR=1993] N7W4S7E4\$ W30 S25 E25 STP=[YR=1993] S6E5N6W5\$E16 N25\$S25 E12N25\$.											