BLOCK 233 E100 FT OF W130 FT
OF N1/2 OF LOT 9
IN OR 1943/1206

WILSON NETHERLAND F
816 VERNON ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0233-0093

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

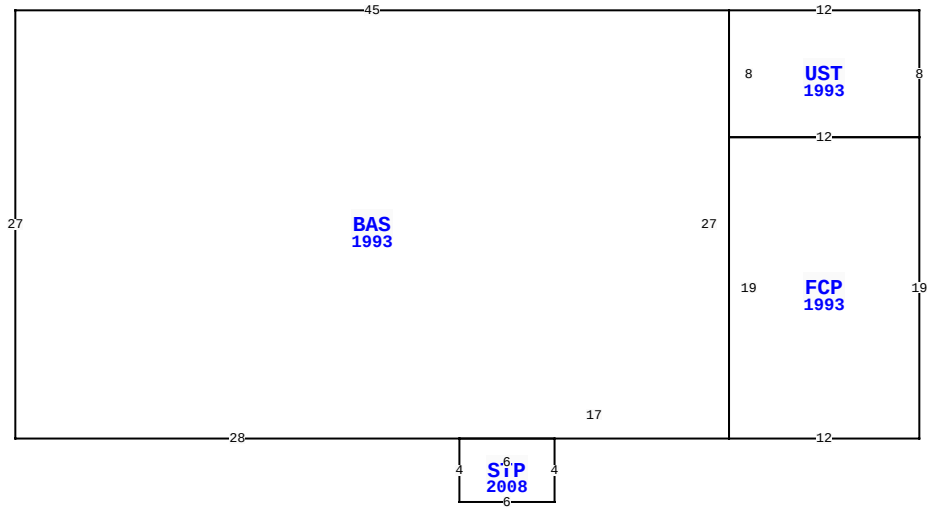
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,215	100	1993	1,215	97,051
FCP	228	25	1993	57	4,553
STP	24	10	2008	2	160
UST	96	45	1993	43	3,435
TOTALS	1,563			1,317	105,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,317	121.8204	121.82	160,437	1972	1972	0	0	0	34.43	65.57

1 SINGLE FAM – 100% - 2024 Heated Area: 1215 HX Base Yr 2024



816 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		105,199
TOTAL MARKET OB/XF VALUE		1,478
TOTAL LAND VALUE - MARKET		232,200
TOTAL MARKET VALUE		338,877
SOH/AGL Deduction		39,063
ASSESSED VALUE		299,814
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		249,092
TOTAL JUST VALUE		338,877
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,364

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081394	REPAIR/RRF	2,300	09/09/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1943/1206	10/20/2014	SW	U	I	11	100
GRANTOR: WILSON NETHERLAND A &						
GRANTEE: WILSON NETHERLAND A						
0752/1435	2/28/1996	QC	U	I	07	100
GRANTOR: WILSON NETHERLAND						
GRANTEE: WILSON NETHERLAND &						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W12 BAS=[YR=1993] W45 S27E28 STP=[YR=2008] S4E6N4W6$E17 FCP=[YR=1993] E12N19W12S19$ N27$ S8E12N8$.

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	228.00	SF	6.50	6.50	100	1972	1972	3	22	326	
2	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	1987	1987	3	20	1,152	

LAND DESCRIPTION

TOTAL OB/XF 1,478

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	86.00	100.00	86.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	232,200							

REVIEW DATE 05/30/2019 BY DJA Total Acres: 0.00 Total Land Value: 232,200 Market: 0 Agricultural: 0 Common: 232,200 PRINTED 07/30/2025 BY SYS