BLOCK 233 E 100 FT OF W
130 FT OF S 1/2 OF LOT 10
IN OR 2165/1286

CHU ANNA F N
808 VERNON ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0233-0103

BUILDING CHARACTERISTICS

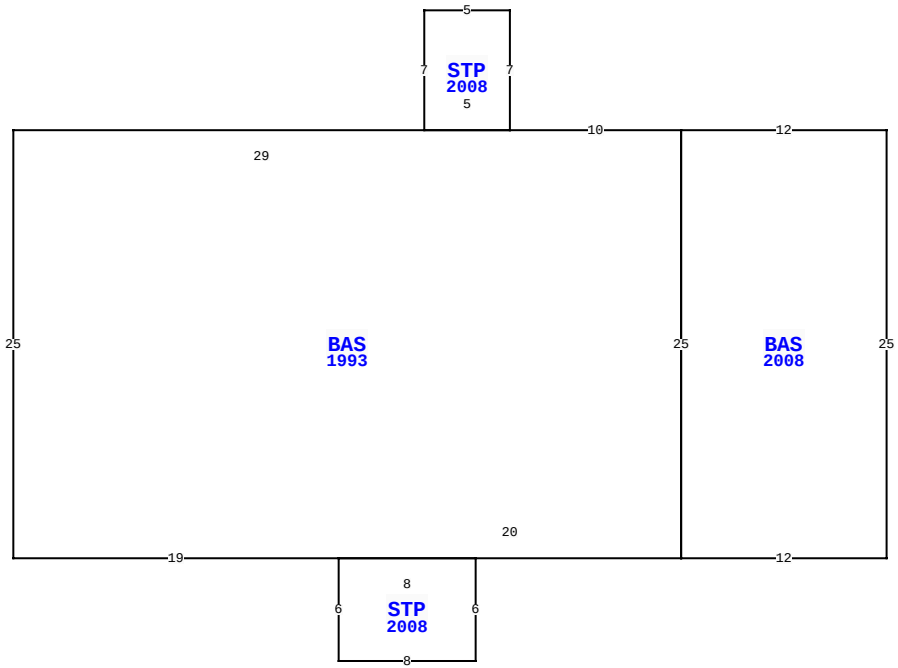
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	975	100	1993	975	102,563
BAS	300	100	2008	300	31,558
STP	35	10	2008	4	420
STP	48	10	2008	5	526
TOTALS	1,358			1,284	135,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,284	121.6072	121.61	156,147	1971	2007	0	0	0	13.50	86.50

1 SINGLE FAM – 100% - 2018 Heated Area: 1275 HX Base Yr 2018



808 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		135,067
TOTAL MARKET OB/XF VALUE		463
TOTAL LAND VALUE - MARKET		232,200
TOTAL MARKET VALUE		367,730
SOH/AGL Deduction		227,815
ASSESSED VALUE		139,915
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		89,193
TOTAL JUST VALUE		367,730
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,113

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080329	REPAIR/RRF	1,200	03/03/2008
2003409	REPAIR/RRF	5,882	07/06/2000
19983854	REPAIR/RRF	5,820	06/09/1998
4312	REPAIR/RRF	2,400	05/29/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2165/1286	12/15/2017	WD	Q	I	01	185,000
GRANTOR: LAMAR ERIN K						
GRANTEE: CHU ANNA F N						
2005/1263	9/25/2015	SW	U	I	12	52,500
GRANTOR: MTG EQUITY CONVESION						
GRANTEE: LAMAR ERIN K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W12 BAS=[YR=1993] W10 STP=[YR=2008] N7W5S7E5$ W29 S25E19 STP=[YR=2008] S6E8N6W8$E20N25$S25E12 N25$.

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	32	9	288.00	SF	6.50	6.50	100	1971	1971	3	21	393	
2	0810	CONCRETE A	0	100	17	3	51.00	SF	6.50	6.50	100	1971	1971	3	21	70	

LAND DESCRIPTION

TOTAL OB/XF 463

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