

MURRAY CHRISTINA MARIE
710 VERNON ST
FERNANDINA BEACH, FL 32034

2025



BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 70			
Exterior Wall	16	WD FR STUC 30			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	04	PLYWOOD 100			
Interior Floo	14	CARPET 70			
Interior Floo	08	SHT VINYL 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	3	100			
Bathrooms	2	100			
Frame Stories	02	WOOD FRAME 100			
Units	1.	1. 100			
		0 100			
Occupancy	00	NONE 100			
Quality	01	Quality Level 01			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC		4045.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,889	100	2003	1,889	213,414
FGR	400	55	2003	220	24,855
FOP	51	30	2003	15	1,695
PTO	170	5	2003	8	904
TOTALS	2,510			2,132	240,868

EXTRA FEATURES	
L N	OB/XF CODE
1	0812

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
CONCRETE C	0	0	0	1,001.00	SF	4.00	4.00	100	2003	2003	3	82	3,283	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,132	95.2560	125.74	268,078	2003	2003	0	0	10.15	89.85

1 SNGL FAM - 0% - 0

Heated Area: 1889

HX Base Yr

The diagram shows a large rectangular lot divided into several smaller areas. At the top left is a blue-shaded area labeled "PTO 2003". Below it is a larger green-shaded area labeled "BAS 2003". To the right of the BAS area is a yellow-shaded area labeled "FOP 2003". Further right is another green-shaded area labeled "FGR 2003". Dimensions are provided for each boundary and internal divisions. A north arrow points towards the top right of the page.

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		240,868	
TOTAL MARKET OB/XF VALUE		3,283	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		309,151	
SOH/AGL Deduction		6,776	
ASSESSED VALUE		302,375	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		302,375	
TOTAL JUST VALUE		309,151	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		297,683	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310688	NEW CONSTR	136,869	01/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2769/1450	2/24/2025	WD	Q	I	01	340,000

GRANTOR: TYLER CRYSTAL C

GRANTEE:MURRAY CHRISTINA MA

2768/15702/17/2025FJUII110

GRANTOR:CLARK MARIE E EST

GRANTEE:TYLER CRYSTAL C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W21 N2 W8 S2 W2 PTO=[YR=2003] N10 W17 S10 E17\$ W27 S39 E11 N2 E9 FOP=[YR=2003] S4 E9 N4 W2 N3 W5 S3 W2\$ E2 N3 E5 S3 E11 FGR=[YR=2003] S6 E20 N20 W20 S14 \$ N14 E20 N23\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 65,000Market: 0Agricultural: 0Common: 65,000

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