BLK 231 TRACT D OF LOT 1
IN OR 1521/1143
CITY OF FDNA BEACH

HOPKINS BETTY C L/E/
403 VERNON ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0231-01D0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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

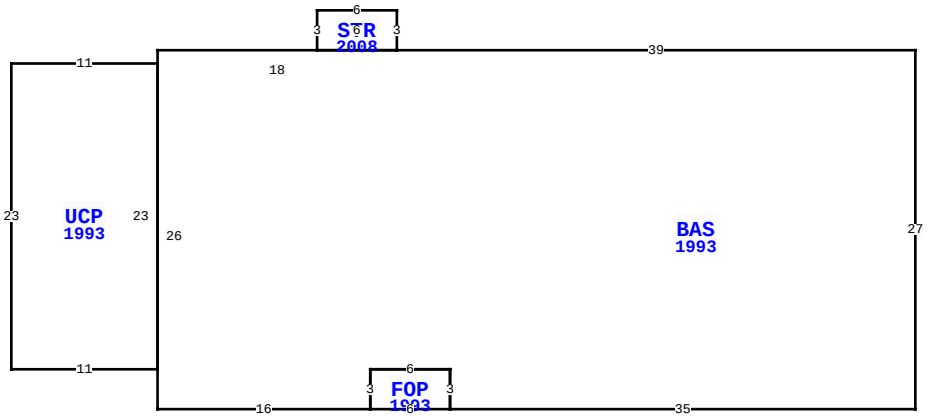
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,521	100	1993	1,521	137,051
FOP	18	30	1993	5	450
STR	18	10	2008	2	180
UCP	253	20	1993	51	4,595
TOTALS	1,810			1,579	142,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,579	127.1328	133.49	210,781	1980	1980	0	0	0	32.50	67.50

1 SINGLE FAM 100% - 1983 Heated Area: 1521 HX Base Yr 1983



403 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		142,277
TOTAL MARKET OB/XF VALUE		2,136
TOTAL LAND VALUE - MARKET		232,200
TOTAL MARKET VALUE		376,613
SOH/AGL Deduction		279,159
ASSESSED VALUE		97,454
TOTAL EXEMPTION VALUE	HX HB WX SX	97,454
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		376,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,431

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7780	GARAGE	2,000	07/01/1993
6657	XFOB	600	07/16/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/1143	8/27/2007	WD	Q	I	01	10,500
GRANTOR: HOPKINS BETTY C						
GRANTEE: BROWN REGINALD Q &						
0304/0577	11/01/1979	WD	U	V		6,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39STR=[YR=2008] N3W6S3E6$ W18S1 UCP=[YR=1993] W11 S23 E11 N23$ S26 E16 FOP=[YR=1993] E6 N3W6 S3$ N3 E6 S3 E35 N27$.

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
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	18.00	18.00	100	1981	1981	3	20	288	
4	0510	GARAGE WD-	0	100	22	12	264.00	SF	35.00	35.00	100	1993	1993	3	20	1,848	

LAND DESCRIPTION

TOTAL OB/XF 2,136

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 232,200 Market: 0 Agricultural: 0 Common: 232,200 PRINTED 07/09/2026 BY SYS