BLOCK 233 N 65.5' OF E100' OF
W130' OF LOT 7
IN OR 2777/251

MARR ELIZABETH/SCHAUWECKER GARY
910 VERNON ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0233-0074

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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	06	Quality Level 06

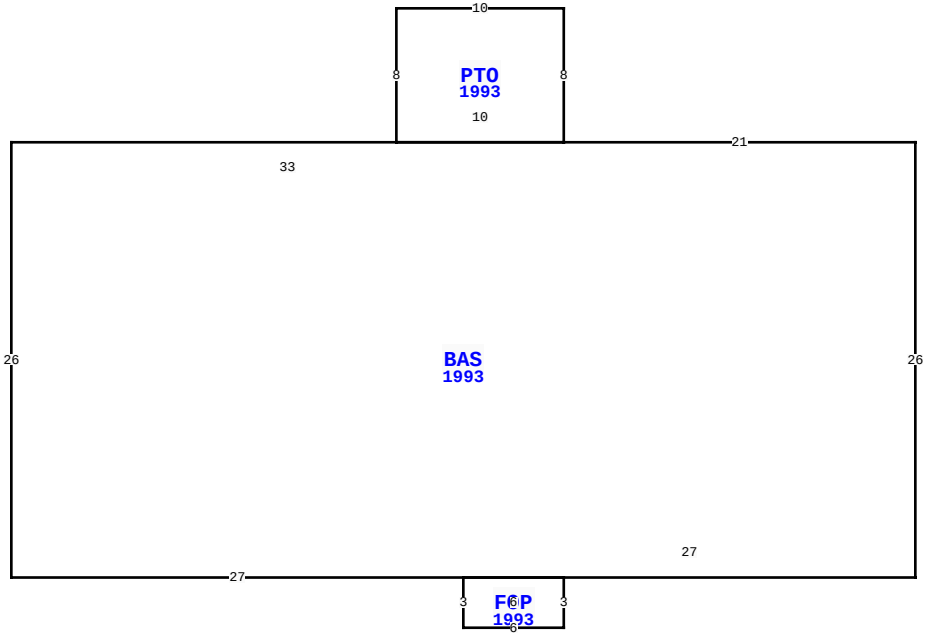
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1993	1,404	176,877
FOP	18	30	1993	5	630
PTO	80	5	1993	4	504
TOTALS	1,502			1,413	178,011

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,413	136.3440	143.16	202,285	1977	2000	0	0	0	12.00	88.00

1 SINGLE FAM 100% - 2026 Heated Area: 1404 HX Base Yr 2026



910 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		178,011
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		176,850
TOTAL MARKET VALUE		354,861
SOH/AGL Deduction		0
ASSESSED VALUE		354,861
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		303,450
TOTAL JUST VALUE		354,861
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,910

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152345	EXTRENOV	12,555	10/09/2015
5200	REPAIR/RRF	1,500	01/30/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2777/251	3/19/2025	WD	Q	I	01	442,000
GRANTOR: CANNAVINO JULIE FLETC						
GRANTEE: MARR ELIZABETH						
2111/0601	4/03/2017	WD	U	I	11	100
GRANTOR: FLETCHER DONALD & JUL						
GRANTEE: FLETCHER JULIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 PTO=[YR=1993] N8W10S8E10 $W33 S26 E27
FOP=[YR=1993] S3E6N3W6$ E27 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0006	R-2	66.00	100.00	65.50	FF		1.00	1.00	1.00	2,700.00	2,700.00	176,850							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 176,850 Market: 0 Agricultural: 0 Common: 176,850 PRINTED 07/09/2026 BY SYS