LOT 10 IN OR 236/480
(EX R/W IN OR 379/245)
LENWORTH S MORRISON S/D

GRANT EUGENE W & MARION G
PO BOX 15996
FERNANDINA BEACH, FL 32035

2023

39-2N-28-5020-0010-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

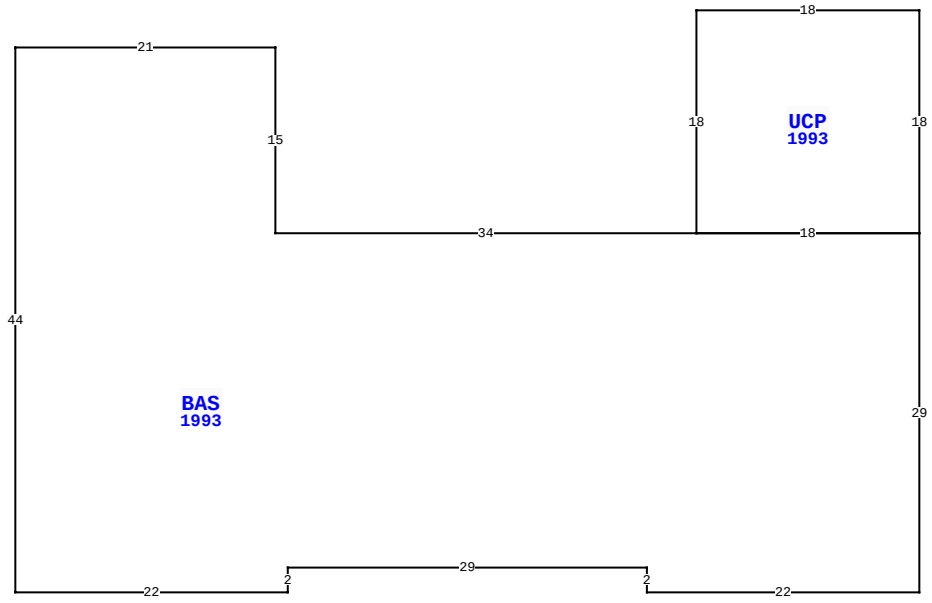
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4018.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,374	100	2,374	189,397
UCP	324	20	65	5,185
TOTALS	2,698		2,439	194,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,439	123.1713	111.16	271,119	1977	1977	0	0	0	28.23	71.77

1 SINGLE FAM – 100% - 1978 Heated Area: 2374 HX Base Yr 1978



96088 L S MORRISON DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		194,582
TOTAL MARKET OB/XF VALUE		16,136
TOTAL LAND VALUE - MARKET		44,800
TOTAL MARKET VALUE		255,518
SOH/AGL Deduction		123,827
ASSESSED VALUE		131,691
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		81,691
TOTAL JUST VALUE		255,518
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9905788	GARAGE	4,000	02/01/1999
5924	GARAGE	10,608	08/15/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0258/0030	12/26/1957	WD	U	V	01	100
GRANTOR: MORRISON LENWORTH S &						
GRANTEE: MORRISON FRANSCENA						
0236/0480	4/01/1977	WD	U	I	06	46,500
GRANTOR: HIGGINBOTHAM T L GENE						
GRANTEE: GRANT EUGENE WILLIA						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W18 S18 BAS=[YR=1993] W34 N15 W21 S44 E22 N2 E29 S2 E22 N29 W18$E18 N18$.

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	0511	GARAGE CB-	0	100	24	26	624.00	SF	30.00	30.00	100	1989	1989	3	59.5	11,138	
2	0811	CONCRETE B	0	100	0	0	1,720.00	SF	5.20	5.20	100	1980	1980	3	35	3,130	
3	0810	CONCRETE A	0	100	0	0	483.00	SF	6.50	6.50	100	1989	1989	3	59.5	1,868	

LAND DESCRIPTION

TOTAL OB/XF 16,136

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	SFR	100		RS-1	135.00	190.00	0.56	AC		1.00	1.00	1.00	80,000.00	80,000.00	44,800							

REVIEW DATE 04/04/2018 BY KW Total Acres: 0.56 Total Land Value: 44,800 Market: 0 Agricultural: 0 Common: 44,800 PRINTED 08/02/2023 BY SYS