LOT 14
IN OR 2098/231
LENWORTH S MORRISON S/D

BROWN BOBBY J JR & SONIA
96121 L S MORRISON DR
FERNANDINA BEACH, FL 32034

2023

39-2N-28-5020-0014-0000

BUILDING CHARACTERISTICS

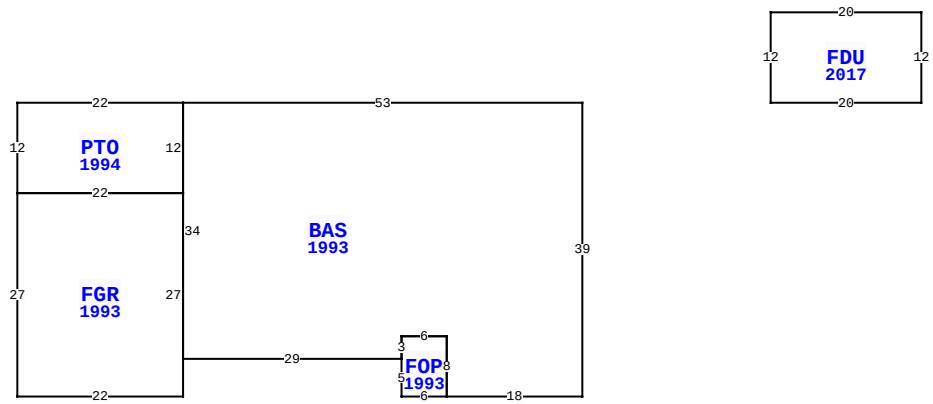
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	05	Quality Level 05
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	1,874	100	1,874	167,382
FDU	240	65	156	13,934
FGR	594	55	327	29,207
FOP	48	30	14	1,251
PTO	264	5	13	1,161
TOTALS	3,020		2,384	212,933

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,384	138.4152	124.92	297,809	1976	1985	0	0	0	28.50	71.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1874 HX Base Yr 2019



96121 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		212,933
TOTAL MARKET OB/XF VALUE		4,357
TOTAL LAND VALUE - MARKET		48,000
TOTAL MARKET VALUE		265,290
SOH/AGL Deduction		94,171
ASSESSED VALUE		171,119
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		116,119
TOTAL JUST VALUE		265,290
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED
970583	REPAIR/RRF	8,900	01/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2098/0231	1/26/2017	WD	Q	I	01	186,000
GRANTOR: LAMAR SHARON M						
GRANTEE: BROWN BOBBY J JR &						
1903/1411	2/14/2014	FJ	U	I	11	0
GRANTOR: MORGAN JUDY M EST						
GRANTEE: LAMAR SHARON M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W53 PTO=[YR=1994] W22 S12 FGR=[YR=1993] S27 E22N27W22$ E22 N12 $ S34 E29 FOP=[YR=1993] S5E6 N8 W6 S3 $ N3 E6 S8 E18 N39$ PTR= E25 FDU=[YR=2017] N12 E20 S12 W20$ W25$.

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	0811	CONCRETE B	0	100	0	0	744.00	SF	5.20	5.20	100	1980	1980	3	35	1,354	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1976	1976	3	40	1,400	
4	0350	CARPORT WD	0	100	16	16	256.00	SF	7.28	7.28	100	2018	2018	3	86	1,603	

LAND DESCRIPTION

TOTAL OB/XF 4,357

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	200.00	0.60	AC		1.00	1.00	1.00	80,000.00	80,000.00	48,000							

REVIEW DATE 04/02/2018 BY KW Total Acres: 0.60 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 08/02/2023 BY SYS