

LOT 1
IN OR 890/249
EGANS BLUFF NORTH PB 5/272

MORRELL CHARLES & LINDA
1920 STERLING LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-021N-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	31	HARDIE BRD 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2025.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	877	100	877	120,689
BAS	264	100	264	36,331
FGR	484	55	266	36,606
FOP	125	30	38	5,230
FUS	866	100	866	119,175
FUS	384	100	384	52,844

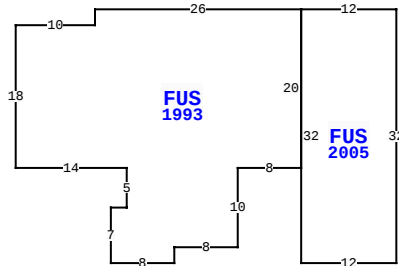
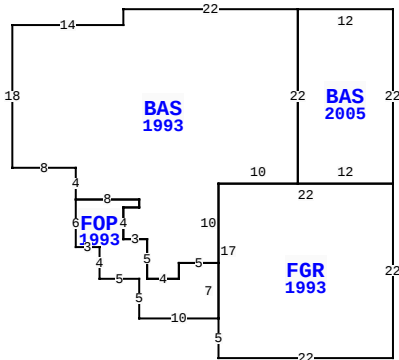
TOTALS	3,000		2,695	370,875
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0812	CONCRETE C	0	100	0	0	1,112.00	SF	4.00	4.00	
3	0861	POOL GUNIT	0	100	0	0	396.00	SF	85.00	85.00	
4	0855	CONC PAVER	0	100	0	0	800.00	SF	10.00	10.00	
5	0911	SCRN RM A	0	100	0	0	1,146.00	SF	17.50	17.50	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100	0003	RSF-2	0.00	0.00	1.00	LT	

REVIEW DATE	01/31/2024	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,695	128.6850	160.86	433,518	1990	1994	0	0	0 14.45	85.55
1 SNGL FAM - 100% - 2000											
Heated Area: 2391											
HX Base Yr 2000											



NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 8										Tax Dist:	
BUILDING MARKET VALUE										370,875	
TOTAL MARKET OB/XF VALUE										34,351	
TOTAL LAND VALUE - MARKET										180,000	
TOTAL MARKET VALUE										585,226	
SOH/AGL Deduction										328,426	
ASSESSED VALUE										256,800	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										206,800	
TOTAL JUST VALUE										585,226	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										571,224	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632943	WINDOWS	6,297	08/01/2016
B18667	ADDITION	10,556	10/01/2006
B18450	SWIM POOL	49,000	08/01/2006
R07569	REPAIR/RRF	950	04/01/2005
6517	NEW CONSTR	59,686	06/08/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0890/0249	7/07/1999	WD	Q	I		123,000	
GRANTOR: BARNES TRACEY L							
GRANTEE: MORRELL CHARLES & L							
0868/0434	2/17/1999	QC	U	I	06	100	
GRANTOR: KENNEDY RICHARD							
GRANTEE: BARNES TRACEY L							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W22 S2 W14 S18 E8 S4 FOP=[YR=1993] S6 E3 S4 E5 S5 E10 FGR=[YR=1993] S5 E22 N22 W22 S17 \$ N7 W5 S2 W4 N5 W3 N4 E2 N1 W8 \$ E8 S1 W2 S4 E3 S5 E4 N2 E5 N10 E10 N22 \$ BAS=[YR=2005] S22 E12 N22 W12\$ PTR= E30 FUS=[YR=1993] E10 N2 E26 FUS=[YR=2005] E12 S32 W12 N32 \$ S20 W8 S10 W8 S2 W8 N7 E2 N5 W14 N18 \$ W30 \$.											

TOTAL OB/XF											
34,351											

TOTAL OB/XF											
34,351											

Market:	0
Agricultural:	0
Common:	180,000