N1/2 LOT 8 IN OR 1501/1051
FPU ESMT OR 1180/1769
ESMT OR 1243/1599

MORRISON ALEXANDRA
2602 E 110TH AVE
TAMPA, FL 33612

2024

00-00-31-1177-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

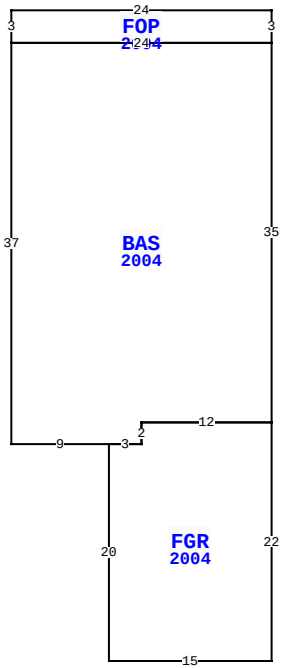
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1026.00	

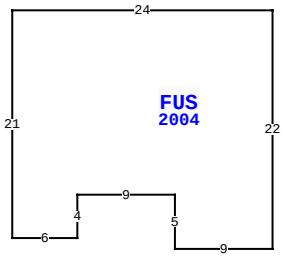
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	91,891
FGR	324	55	178	18,932
FOP	72	30	22	2,339
FUS	477	100	477	50,732
TOTALS	1,737		1,541	163,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,541	123.7005	117.52	181,098	2004	2004	0	0	0	9.50	90.50

1 TOWNHOUSE - 100% - 2008 Heated Area: 1341 HX Base Yr 2008





994 CHAD ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		163,894
TOTAL MARKET OB/XF VALUE		4,543
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		318,437
SOH/AGL Deduction		186,017
ASSESSED VALUE		132,420
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		82,420
TOTAL JUST VALUE		318,437
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0058	18'X20 SRM	15,000	02/15/2024
20041858	SHADOWBOX FENCE	1,000	10/13/2004
20040818	NC H/AC	7,000	04/27/2004
20040442	NC PLUMBING	5,000	03/04/2004
20040355	NEW TOWNHOME	95,000	02/27/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2717/85	6/06/2024	FJ	U	I	11	0
GRANTOR: MORRISON CINDY ANN ES						
GRANTEE: MORRISON ALEXANDRA						
2717/83	6/06/2024	FJ	U	I	11	0
GRANTOR: MORRISON CINDY A EST						
GRANTEE: MORRISON ALEXANDRA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2004] W24 S3 BAS=[YR=2004] S37 E9 FGR=[YR=2004] S20 E15 N22 W12 S2 W3$ E3 N2 E12 N35 W24$ E24 N3$ PTR=E15 FUS=[YR=2004] E24 S22 W9 N5 W9 S4 W6 N21$ W15$.

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	0810	CONCRETE A	0	100	29	4	116.00	SF	6.50	6.50	100	2004	2004	3	84	633	
2	0810	CONCRETE A	0	100	37	10	370.00	SF	6.50	6.50	100	2004	2004	3	84	2,020	
3	0855	CONC PAVER	0	100	15	15	225.00	SF	10.00	10.00	100	2004	2004	3	84	1,890	

LAND DESCRIPTION

TOTAL OB/XF 4,543

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	0006	R-3	0.00	0.00	1.00	UT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 05/01/2024 BY HS Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS