LOTS 8 & 9
IN OR 1707/483
OAK GROVE PLACE PB 3/2

MORGAN JEFFERY A/MCGEE LESLIE W
120 HILLDALE DR
CHATTANOOGA, TN 37411

2024

00-00-31-1480-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

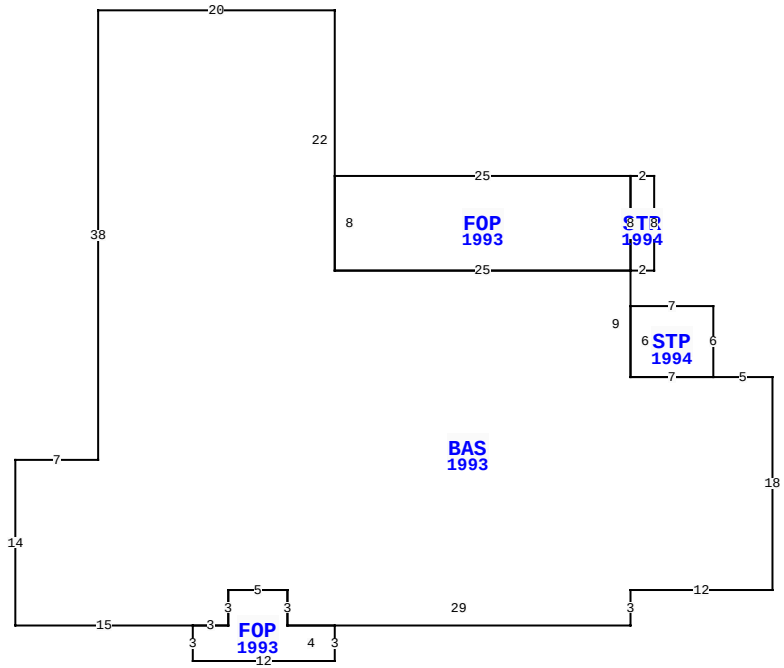
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,089	100	2,089	192,956
FOP	51	30	15	1,386
FOP	200	30	60	5,542
STP	42	10	4	369
STR	16	10	2	185
TOTALS	2,398		2,170	200,437

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,170	109.8580	104.37	226,483	1951	2000	0	0	0	11.50	88.50

1 SINGLE FAM – 0% - 0 Heated Area: 2089 HX Base Yr



111 S 14TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	200,437
TOTAL MARKET OB/XF VALUE	18,001
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	383,438
SOH/AGL Deduction	40,710
ASSESSED VALUE	342,728
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	342,728
TOTAL JUST VALUE	383,438
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	375,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122184	H/AC	3,000	10/23/2012
20121509	RE-ROOF	5,000	07/26/2012
20120953	WIDEN DRIVEWAY	0	05/23/2012
20120859	100 AMP TO GARAGE	2,000	05/15/2012
20120746	REROOF HOUSE & GA	50,000	04/23/2012
20110297	REPAIR/RRF	3,985	03/03/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1707/0483	10/29/2010	WD	Q	I	01	180,000
GRANTOR: MIDDLEBROOKS CHARLES						
GRANTEE: MORGAN JEFFERY A &						
1638/0463	9/03/2009	WD	Q	I	01	170,000
GRANTOR: DAVIS STUART H ETAL						
GRANTEE: MIDDLEBROOKS CHARLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 STP=[YR=1994] N6W7S6E7$ W7N9 STR=[YR=1994] E2N8W2 FOP=[YR=1993] W25S8E25N8$ S8$ W25N22W20S38W7 S14E15 FOP=[YR=1993] S3 E12 N3 W4 N3 W5 S3 W3$ E3 N3 E5 S3 E29 N3 E12 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1951	1951	3	20	700	
2	0511	GARAGE CB-	0	0	14	26	364.00	SF	40.00	40.00	100	1951	1951	3	20	2,912	
3	0825	BRICK	0	0	7	3	21.00	SF	12.50	12.50	100	1951	1951	3	20	53	
4	0850	PEBBLE WLK	0	0	4	28	112.00	SF	3.50	3.50	100	1951	1951	3	20	78	
5	0810	CONCRETE A	0	0	3	51	153.00	SF	6.50	6.50	100	2012	2012	3	93	925	
6	0810	CONCRETE A	0	0	0	0	917.00	SF	6.50	6.50	100	2012	2012	3	93	5,543	
7	0350	CARPORT WD	0	0	19	25	475.00	SF	26.00	26.00	100	2012	2012	3	55	6,793	
8	0810	CONCRETE A	0	0	0	0	165.00	SF	6.50	6.50	100	2012	2012	3	93	997	

LAND DESCRIPTION

TOTAL OB/XF 18,001

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	0	0003	R-2	100.00	120.00	1.00	LT		1.00	1.00	1.10	150,000.00	165,000.00	165,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS