BLOCK 8 LOTS 3 & 4
IN OR 1093/1152 & OR 1663/275
IN OR 1709/1578-1589 &

MORRIS JOSEPHINE K
917 WHITE ST BOX 44-D
FERNANDINA BEACH, FL 32034

2024

00-00-31-1580-0008-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

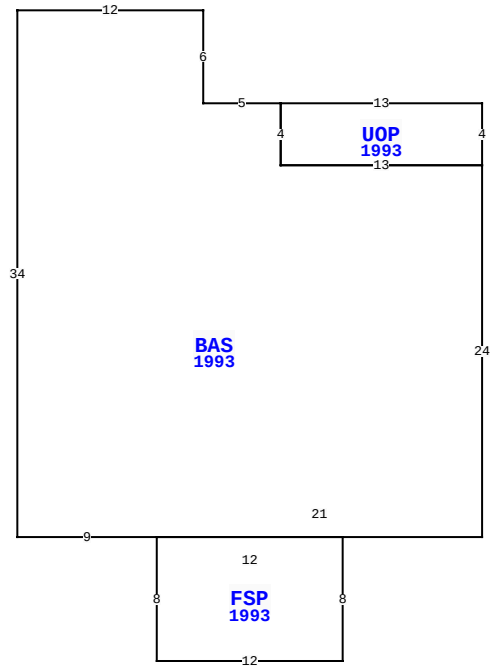
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	860	100	860	58,272
FSP	96	40	38	2,575
UOP	52	20	10	678
TOTALS	1,008		908	61,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	908	90.2880	85.77	77,879	1940	1995	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 0 Heated Area: 860 HX Base Yr



917 WHITE ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/18/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		61,524
TOTAL MARKET OB/XF VALUE		144
TOTAL LAND VALUE - MARKET		237,660
TOTAL MARKET VALUE		299,328
SOH/AGL Deduction		269,523
ASSESSED VALUE		29,805
TOTAL EXEMPTION VALUE	HX HB WX	29,805
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		299,328
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102095	REMODEL	4,000	12/07/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1727/0096	2/24/2011	QC	U	I	11	100
GRANTOR: WALLACE VERONICA M						
GRANTEE: MORRIS JOSEPHINE K						
1709/1578	10/29/2010	QC	U	I	11	100
GRANTOR: MORRIS SYLVESTER A						
GRANTEE: MORRIS JOSEPHINE K						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W13 BAS=[YR=1993] W5 N6 W12 S34 E9
FSP=[YR=1993] S8 E12 N8 W12 $ E21 N24 W13 N4 $ S4 E13 N4 $.

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	1242	WD DECK A	0	100	8	9	72.00	SF	10.00	10.00	100	2000	2000	3	20	144	

LAND DESCRIPTION

TOTAL OB/XF 144

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	0010	OT-1	47.00	93.00	46.60	FF		1.00	1.00	1.20	4,250.00	5,100.00	237,660							

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 237,660 Market: 0 Agricultural: 0 Common: 237,660 PRINTED 08/06/2024 BY SYS