

LOT 55 & S'LY 4.5 FT OF LOT 56
PT OR 1217/1638
ESMT PT OR 504/1170

MORRIS TRUST/MORRIS LAURA S TRUSTEE
843 LAURA ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1700-0055-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	100
Frame	04	REIN CONC 100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

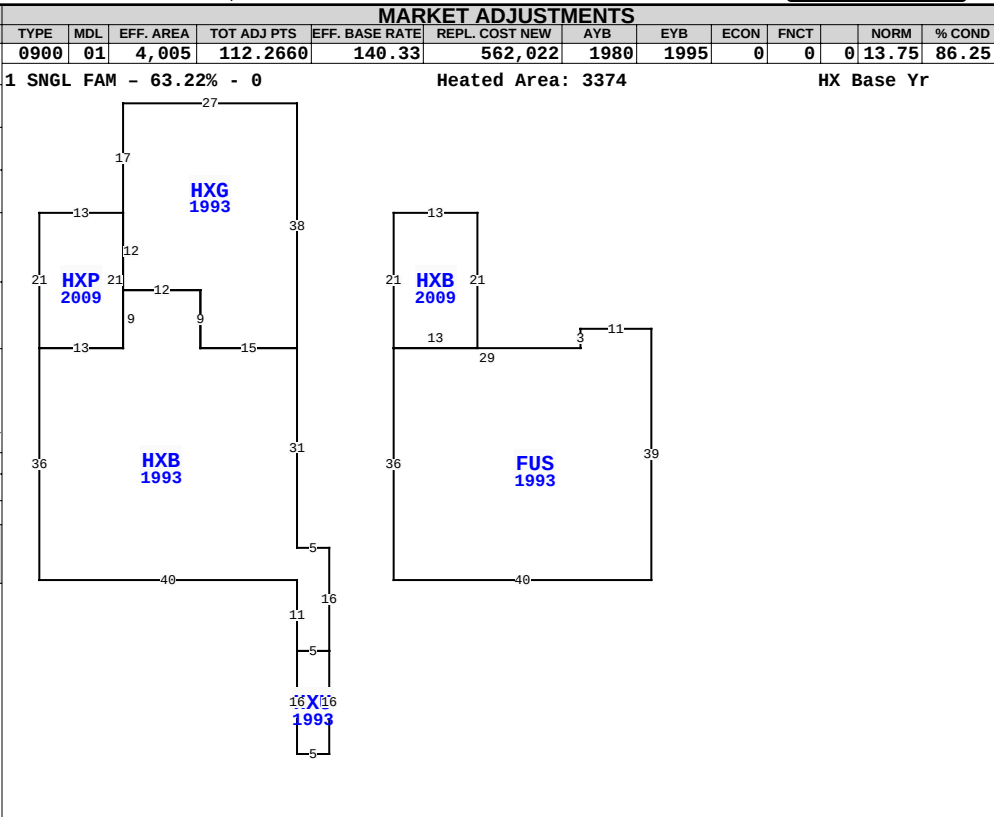
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
FUS	1,473	100	1,473	178,284
HXB	1,628	100	1,628	197,044
HXB	273	100	273	33,042
HXG	918	55	505	61,123
HXP	273	30	82	9,925
HXU	80	55	44	5,326

TOTALS	4,645		4,005	484,744
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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	0810	CONCRETE A	0	100	0	0	2,477.00	SF	6.50	6.50	
2	0861	POOL GUNIT	0	100	14	28	392.00	SF	85.00	85.00	
3	0825	BRICK	0	100	13	40	520.00	SF	12.50	12.50	
4	0819	CONC 12"	0	100	0	0	968.00	SF	9.50	9.50	
5	1241	WD DECK G	0	100	10	40	400.00	UT	17.25	17.25	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		R-2	62.00	130.00	1.00	LT	



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

TOTAL OB/XF											
24,458											

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24,458											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 2											
Tax Dist:											
BUILDING MARKET VALUE											
484,744											
TOTAL MARKET OB/XF VALUE											
24,458											
TOTAL LAND VALUE - MARKET											
390,000											
TOTAL MARKET VALUE											
899,202											
SOH/AGL Deduction											
527,005											
ASSESSED VALUE											
372,197											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
322,197											
TOTAL JUST VALUE											
899,202											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
878,630											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081309	H/AC	200	08/18/2008
20081297	ELEC OTHER	1,500	08/14/2008
20081230	REPAIR/RRF	3,119	08/01/2008
20080911	REPAIR/RRF	1,732	05/28/2008
20080966	ADDITION	30,000	05/19/2008
20080078	REPAIR/RRF	6,870	01/18/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1217/1638	3/25/2004	WD	U	I	01	100	
GRANTOR:MORRIS LAURA S							
GRANTEE:MORRIS RUSSELL W JR							
0550/0287	8/16/1988	WD	U	I	07	100	
GRANTOR:SORENSEN BEN							
GRANTEE:MORRIS LAURA S							

BUILDING NOTES											
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BUILDING DIMENSIONS											
HXG=[YR=1993] W27 S17 HXP=[YR=2009] W13S21 HXB=[YR=1993] S36 E40 S11 HXU=[YR=1993] S16 E5 N16W5 \$ E5 N16 W5 N31 W15 N9 W12S9W13\$E13N21\$S12E12 S9E15N38\$ PTR=E15S17 HXB=[YR=2009] S21 FUS=[YR=1993] S36E40N39W11S3W29\$ E13N21W13\$ N17W15\$.											