

BLOCK 269 LOT 30
IN OR 1163/1303
CITY OF FDNA BEACH

MORRISON REAL ESTATE INVESTMENT LLC
1417 SADLER RD #376
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0269-0300



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	15	CONC BLOCK 20
Roof Structure	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	08	DECORATIVE 90
Interior Wall	06	CUST PANEL 10
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	5	100
Frame	04	REIN CONC 100
Story Height	13	100
RMS	8	100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNERS OCC 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1002.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	64	100	64	7,680
BAS	1,734	100	1,734	208,069
CAN	8	30	2	240
FUS	1,250	100	1,250	149,993
SFB	735	80	588	70,557
TOTALS	3,791		3,638	436,538

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1101	04	3,638	120.2937	171.42	623,626	1900	1995	0	0	30.00	70.00
1 RETAILSTOR - 0% - 0 Heated Area: 3636 HX Base Yr											
212 CENTRE ST, FERNANDINA BEACH											
BLD DATE	01/13/2022	KK	LGL DATE	01/13/2022	KK	AG DATE	01/13/2022	KK			
XF DATE	01/13/2022	KK	LAND DATE								
INC DATE											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1241	WD DECK G	0	0	3	16			48.00	UT	11.50
2	0097	AWNING CN	0	0	0	0			25.00	SF	65.00

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
11.50	100	1980	1980	3	20	110	
65.00	100	2013	2013	3	71	1,154	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001100	C	STORE 1FLR	0	0003	C-3	25.00	100.00	2,500.00	SF	1.00

TOTAL OB/XF											
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1.00	100.00	100.00	250,000								

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		436,538	
TOTAL MARKET OB/XF VALUE		1,264	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		687,802	
SOH/AGL Deduction		76,048	
ASSESSED VALUE		611,754	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		611,754	
TOTAL JUST VALUE		687,802	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		712,939	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141282	CENTERED ON YOGA	140	06/16/2014
20122528	ELEC OTHER	1,350	12/17/2012
20122482	ELEC OTHER	2,000	12/11/2012
20122437	REMODEL	1,695	12/04/2012
20122361	REMODEL	28,919	11/29/2012
20122347	H/AC	7,250	11/20/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1163/1303	8/20/2003	WD U	I	I	12
					550,000
GRANTOR: ANSLEY A W JR & MARY					
GRANTEE: MORRISON REAL ESTAT					
0703/1986	5/06/1994	WD Q	I		200,000
GRANTOR: STUBITS EDNA EARLE JA					
GRANTEE: ANSLEY A W JR & MAR					

BUILDING NOTES											
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BUILDING DIMENSIONS											
SFB=[YR=2013] W22 S16 W3 S11 BAS=[YR=1993] S74 E10 CAN=[YR=1993] E5 U2 L1 W3 D2 L1 \$ U2 R1 E3 D2 R1 E10 N65 AOF=[YR=2013] N8 W8 S8 E8\$ W12 N9 W13\$ E13 S9 E12 N36\$ PTR=E20 FUS=[YR=2013] E25 S50 W25 N50\$ W20\$.											