LOT 47 & PT 12-2N-28E PAR 5-5
OR 2223/632 & OR 1130/1502
GOLFSIDE AT SUMMER BEACH #1

MORRIS FAMILY TRUST/JASINSKI KATIE M CO-TRUSTEE
3654 CHAMPION ROAD
ROCK HILL, SC 29730

**2024**

**00-SB-30-065A-0047-0000**

# NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

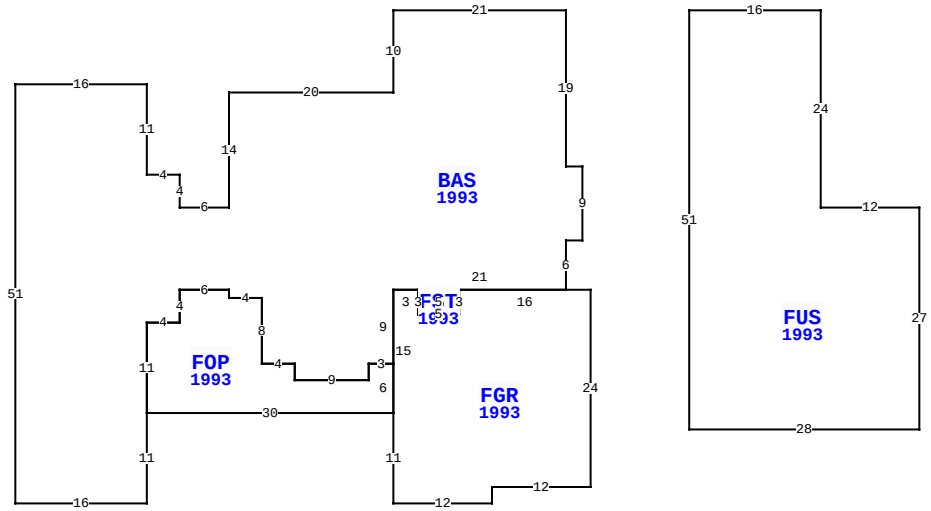
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 70 |
| Exterior Wall | 14 | WD SHINGLE 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 03 |
| NEIGHBORHOOD/LOC | 3019.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,326 | 100 | 2,326 | 385,218 |
| FGR | 585 | 55 | 322 | 53,327 |
| FOP | 268 | 30 | 80 | 13,249 |
| FST | 15 | 55 | 8 | 1,325 |
| FUS | 1,140 | 100 | 1,140 | 188,800 |
| TOTALS | 4,334 | | 3,876 | 641,920 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 3,876 | 132.2244 | 198.34 | 768,766 | 1990 | 1990 | 0 | 0 | 0 | 16.50 | 83.50 |

1 SFR CUST – 0% - 0 Heated Area: 3466 HX Base Yr




1657 RIGGING WAY, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/26/2024 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 641,920 |
| TOTAL MARKET OB/XF VALUE | 29,314 |
| TOTAL LAND VALUE - MARKET | 500,000 |
| TOTAL MARKET VALUE | 1,171,234 |
| SOH/AGL Deduction | 257,681 |
| ASSESSED VALUE | 913,553 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 913,553 |
| TOTAL JUST VALUE | 1,171,234 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,068,254 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0363621 | ADDITION | 10,500 | 05/01/2003 |
| 6244 | NEW CONSTR | 188,485 | 01/24/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2223/0632 | 5/30/2018 | QC | U | I | 11 | 100 |
| GRANTOR: MORRIS SALLYANN | | | | | | |
| GRANTEE: MORRIS FAMILY TRUST | | | | | | |
| 0543/1245 | 5/25/1988 | WD | U | V | 07 | 63,800 |
| GRANTOR: SUMMER BCH AMENITIES | | | | | | |
| GRANTEE: MORRIS WM & SALLYAN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W21 S10 W20 S14 W6 N4 W4 N11 W16 S51 E16 N11
FOP=[YR=1993] E30 FGR=[YR=1993] S11 E12 N2 E12 N24 W16
FST=[YR=1993] W5 S3 E5 N3$ S3 W5 N3 W3 S15$ N6 W3 S2 W9 N2 W4
N8 W4 N1 W6 S4 W4 S11 $ N11 E4 N4 E6 S1 E4 S8 E4 S2 E9 N2 E3
N9 E21N6 E2 N9 W2 N19 $ PTR=E15 FUS=[YR=1993] E16 S24 E12 S27
W28 N51$ 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 | 0504 | FP-ELECTRI | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1990 | 1990 | 3 | 68 | 1,360 | |
| 2 | 0825 | BRICK | 0 | 0 | 0 | 0 | 697.00 | SF | 12.50 | 12.50 | 100 | 1990 | 1990 | 3 | 86 | 7,493 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 175.00 | SF | 6.50 | 6.50 | 100 | 1990 | 1990 | 3 | 59.5 | 677 | |
| 4 | 0858 | SCULP CONC | 0 | 0 | 0 | 0 | 608.00 | SF | 13.00 | 13.00 | 100 | 1990 | 1990 | 3 | 86 | 6,797 | |
| 5 | 1125 | CB/STC 6" | 0 | 0 | 34 | 6 | 204.00 | SF | 7.35 | 7.35 | 100 | 1990 | 1990 | 3 | 59.5 | 892 | |
| 6 | 0858 | SCULP CONC | 0 | 0 | 0 | 0 | 813.00 | SF | 13.00 | 13.00 | 100 | 2003 | 2003 | 3 | 95 | 10,041 | |
| 7 | 0910 | SCRN RM L | 0 | 0 | 0 | 0 | 652.00 | SF | 15.00 | 15.00 | 100 | 2003 | 2003 | 3 | 21 | 2,054 | |

## LAND DESCRIPTION

TOTAL OB/XF 29,314

| 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 | 000140 | C | SFR GOLF A | 0 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 500,000.00 | 500,000.00 | 500,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/06/2024 BY SYS