

MORGRET FAMILY TRUST/MORGRET CAROLE JANE TRUSTEE
96213 RIDGEWOOD CIRCLE
FERNANDINA BEACH, FL 32034

01-2N-27-1270-0039-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 80

Exterior Wall16WD FR STUC 20

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo11CLAY TILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms2 100

Frame Stories Units Occupancy02WOOD FRAME 100
1. 1. 100
0 100
00NONE 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4044.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOTAL ADJ AREASUBAREA MARKET VALUE

BAS1,8721001,872205,695

FGR4165522925,163

FOP4030121,319

FOP14030424,615

TOTALS2,4682,155236,791

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% COND

0100012,155127.2383120.88260,49620042004009.1090.90

1 SINGLE FAM - 100% - 2018Heated Area: 1872HX Base Yr 2018

132011

7FOP20047

20

38

24

19

8

17

58FOP200458

0410

8

20

19

24

19

8

17

58FOP200458

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE236,791

TOTAL MARKET OB/XF VALUE6,071

TOTAL LAND VALUE - MARKET65,000

TOTAL MARKET VALUE307,862

SOH/AGL Deduction122,128

ASSESSED VALUE185,734

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE135,734

TOTAL JUST VALUE307,862

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE317,032

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / I / V / I / RSN CD SALE PRICE

2128/10666/22/2017WDQI01199,500

GRANTOR: WILES CLAYTON A

GRANTEE: MORGRET FAMILY TRUS

1285/00011/03/2005WDUI21198,700

GRANTOR: COPPENBARGER HOMES

GRANTEE: WILES CLAYTON A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W11 FOP=[YR=2004] W20 S7 E20 N7 \$ S7 W20 N7
W13 S38 FGR=[YR=2004] S24 E19 N20 W10 N4 W9 \$ E9 S4 E10 S8
E8 FOP=[YR=2004] S5 E8 N5 W8\$ E17 N50\$.

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100200420043883,080

20855CONC PAVER010022366.00SF10.0010.0010020042004384554

30811CONCRETE B010000558.00SF5.205.20100200420043842,437

TOTALS

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOther Adjustments AND NotesYEARDENSITYDECLFRZYR CONSRV

1000100CSFRSFR1000003PUD0.000.001.00LT1.001.001.0065,000.0065,000.0065,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 65,000Market: 0Agricultural: 0Common: 65,000PRINTED 08/06/2024 BY SYS