LOT 10 IN OR 236/480
(EX R/W IN OR 379/245)
LENWORTH S MORRISON S/D

GRANT EUGENE W & MARION G
PO BOX 15996
FERNANDINA BEACH, FL 32035

**2024**

**39-2N-28-5020-0010-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 70 |
| Exterior Wall | 10 | ABOVE AVG 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

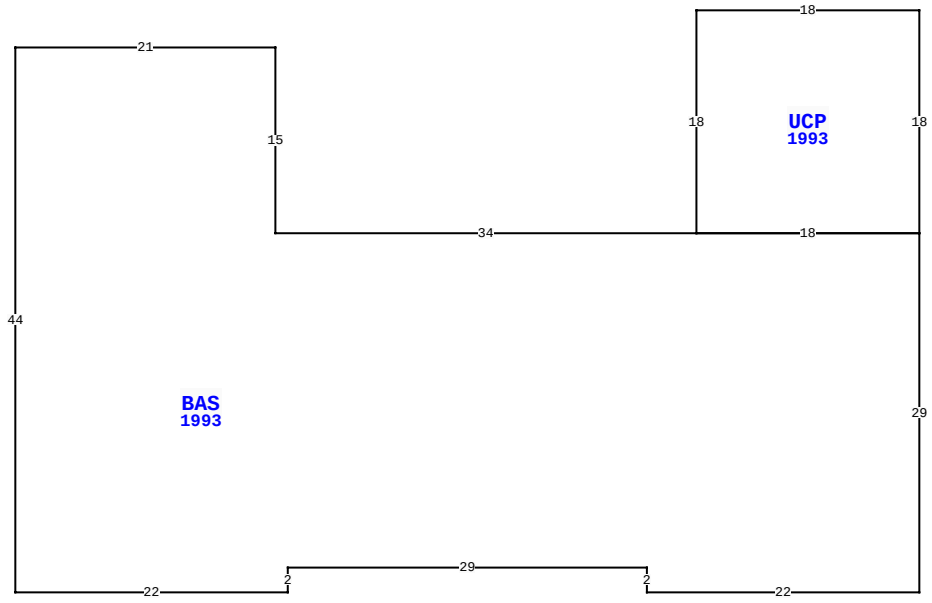
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4018.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,374 | 100 | 2,374 | 198,197 |
| UCP | 324 | 20 | 65 | 5,427 |
| TOTALS | 2,698 | | 2,439 | 203,624 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,439 | 123.1713 | 117.01 | 285,387 | 1977 | 1977 | 0 | 0 | 0 | 28.65 | 71.35 |

1 SINGLE FAM – 100% - 1978 Heated Area: 2374 HX Base Yr 1978




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/05/2023 MLU |
| INC DATE | | AG DATE | |

96088 L S MORRISON DR, FERNANDINA BEACH

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 203,624 |
| TOTAL MARKET OB/XF VALUE | | 15,367 |
| TOTAL LAND VALUE - MARKET | | 44,800 |
| TOTAL MARKET VALUE | | 263,791 |
| SOH/AGL Deduction | | 128,149 |
| ASSESSED VALUE | | 135,642 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 85,642 |
| TOTAL JUST VALUE | | 263,791 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 255,518 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 9905788 | GARAGE | 4,000 | 02/01/1999 |
| 5924 | GARAGE | 10,608 | 08/15/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0236/0480 | 4/01/1977 | WD | U | I | 06 | 46,500 |
| GRANTOR: HIGGINBOTHAM T L GENE | | | | | | |
| GRANTEE: GRANT EUGENE WILLIA | | | | | | |
| 0230/0694 | 12/17/1976 | WD | U | I | 06 | 100 |
| GRANTOR: GRANT EUGENE WILLIAM | | | | | | |
| GRANTEE: HIGGINBOTHAM T L | | | | | | |

## BUILDING NOTES

## 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 | 0511 | GARAGE CB- | 0 | 100 | 24 | 26 | 624.00 | SF | 30.00 | 30.00 | 100 | 1989 | 1989 | 3 | 57 | 10,670 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 1,720.00 | SF | 5.20 | 5.20 | 100 | 1980 | 1980 | 3 | 32.5 | 2,907 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 483.00 | SF | 6.50 | 6.50 | 100 | 1989 | 1989 | 3 | 57 | 1,790 | |

## BUILDING DIMENSIONS

UCP=[YR=1993] W18 S18 BAS=[YR=1993] W34 N15 W21 S44 E22 N2 E29 S2 E22 N29 W18$E18 N18$.

## LAND DESCRIPTION

TOTAL OB/XF 15,367

| 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 | | RSF- | 1135.00 | 190.00 | 0.56 | AC | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 44,800 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.56 Total Land Value: 44,800 Market: 0 Agricultural: 0 Common: 44,800 PRINTED 08/06/2024 BY SYS