BLOCK C LOT 3
OAK GROVE UNIT 1
PB O PG 61

MORRIS ASHLEY/CARLTON RICHARD & CATHERINE
1973 PALM DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-042B-000C-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

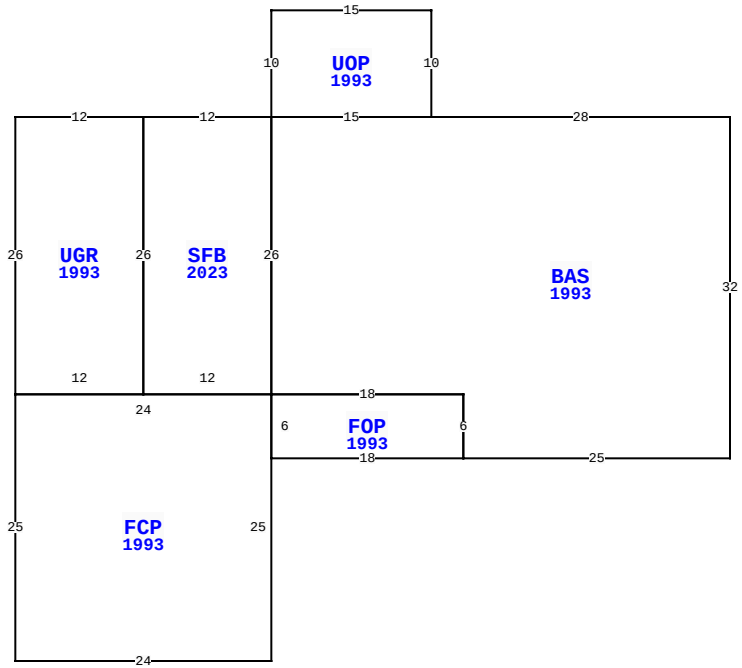
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2018.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,268	100	1993	1,268	148,813
FCP	600	25	1993	150	17,604
FOP	108	30	1993	32	3,755
SFB	312	80	2023	250	29,340
UGR	312	45	1993	140	16,431
UOP	150	20	1993	30	3,521
TOTALS	2,750			1,870	219,463

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,870	122.8920	122.89	229,804	1972	2015	0	0	0	4.50	95.50

1 SINGLE FAM – 50% - 2024 Heated Area: 1518 HX Base Yr 2024



1973 PALM DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		219,463
TOTAL MARKET OB/XF VALUE		3,484
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		352,947
SOH/AGL Deduction		0
ASSESSED VALUE		352,947
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		302,225
TOTAL JUST VALUE		352,947
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,252

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2627/1749	3/16/2023	WD	Q	I	01	410,000
GRANTOR: JFCB HOLDINGS LLC						
GRANTEE: MORRIS ASHLEY						
2567/0066	5/25/2022	WD	Q	I	01	300,000
GRANTOR: BRAZELL LINDA J TRUST						
GRANTEE: JFCB HOLDINGS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W28 W15 S26 E18 S6 E25 N32 $
UGR=[YR=1993;ORIG=-55,0] W12 S26 E12 N26 $
FCP=[YR=1993;ORIG=-67,26] S25 E24 N25 W24 $
UOP=[YR=1993;ORIG=-28,0] N10 W15 S10 E15 $
FOP=[YR=1993;ORIG=-43,26] S6 E18 N6 W18 $
SFB=[YR=2023;ORIG=-55,0] E12 S26 W12 N26 $
.

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	0811	CONCRETE B	0	50	0	0	876.00	SF	5.20	5.20	100	1980	1980	3	30	1,367	
2	0811	CONCRETE B	0	50	0	0	636.00	SF	5.20	5.20	100	1993	1993	3	64	2,117	

LAND DESCRIPTION

TOTAL OB/XF 3,484

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	RES	50		RSF-	2100.00	120.00	100.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	130,000							

REVIEW DATE 06/26/2023 BY TW Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 07/30/2025 BY SYS