LOT 14 IN OR 1144/1490
OCEAN CAY PB 6/166

MORRIS MARK S & DARLENE A
400 GEORGIA AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-152C-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

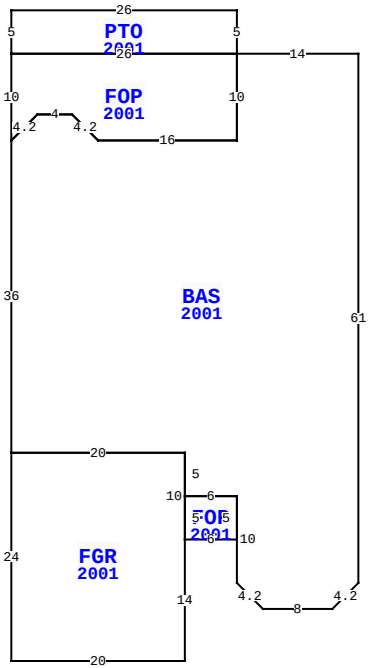
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1081.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,874	100	2001	1,874	273,750
FGR	480	55	2001	264	38,565
FOP	30	30	2001	9	1,315
FOP	239	30	2001	72	10,517
PTO	130	5	2001	6	876
TOTALS	2,753			2,225	325,023

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,225	125.0480	165.06	367,258	2001	2001	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2004 Heated Area: 1874 HX Base Yr 2004



400 GEORGIA AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		325,023
TOTAL MARKET OB/XF VALUE		8,686
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		608,709
SOH/AGL Deduction		325,521
ASSESSED VALUE		283,188
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		232,466
TOTAL JUST VALUE		608,709
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		521,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101579	H/AC	3,000	09/15/2010
20090182	HURRICANE SHUTTER	4,883	02/10/2009
20012441	FENCE	2,000	11/06/2001
20013481	FENCE	780	07/16/2000
20012635	NEW CONSTR	180,000	04/04/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1144/1490	6/12/2003	WD	Q	I		272,000
GRANTOR: JOST GARY R TRUSTEE						
GRANTEE: MORRIS MARK S & DAR						
0990/1920	6/08/2001	WD	Q	I		229,900
GRANTOR: MOORE ROBERT G & SAND						
GRANTEE: JOST GARY R & GEORG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W14 PTO=[YR=2001] N5 W26 S5 FOP=[YR=2001] S10 R3 U3 E4 R3 D3 E16 N10 W26 $ E26 $ S10 W16 U3 L3 W4 L3 D3 S36 FGR=[YR=2001] S24 E20 N14 FOP=[YR=2001] E6 N5 W6 S5 $ N10W20 $ E20 S5 E6 S10 D3 R3 E8 U3 R3 N61 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
2	1126	CB/STC 8"	0	100	8	5	40.00	SF	8.00	8.00	100	2001	2001	3	79	253	
3	0810	CONCRETE A	0	100	26	4	104.00	SF	6.50	6.50	100	2001	2001	3	79	534	
4	0810	CONCRETE A	0	100	41	16	656.00	SF	6.50	6.50	100	2001	2001	3	79	3,369	
5	0810	CONCRETE A	0	100	6	3	18.00	SF	6.50	6.50	100	2001	2001	3	79	92	
6	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	100	2001	2001	3	20	48	
7	1242	WD DECK A	0	100	4	4	16.00	SF	10.00	10.00	100	2001	2001	3	20	32	
8	0810	CONCRETE A	0	100	133	2	266.00	SF	6.50	6.50	100	2003	2003	3	82	1,418	

LAND DESCRIPTION

TOTAL OB/XF 8,686

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	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	250,000.00	275,000.00	275,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS