PT OF OUT LOTS 9 & 36
AKA LOT 1 BLK 6
IN OR 2467/1335

MORRIS PAUL J & VICKIE L
3117 AJA CT
FERNANDINA BEACH, FL 32034

2025

00-00-31-1600-0036-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

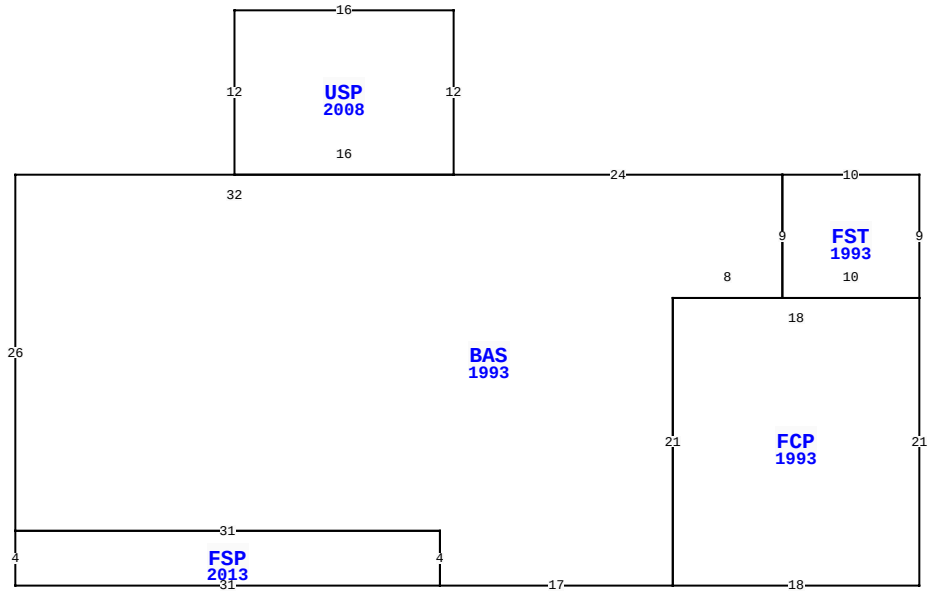
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,388	100	1993	1,388	126,155
FCP	378	25	1993	94	8,544
FSP	124	40	2013	50	4,544
FST	90	55	1993	50	4,544
USP	192	30	2008	58	5,271
TOTALS	2,172			1,640	149,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,640	111.1800	111.18	182,335	1977	1980	0	0	0	18.25	81.75

1 SINGLE FAM – 0% - 2025 Heated Area: 1388 HX Base Yr



1522 FRANKLIN ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	149,059
TOTAL MARKET OB/XF VALUE	2,496
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	376,555
SOH/AGL Deduction	0
ASSESSED VALUE	376,555
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	376,555
TOTAL JUST VALUE	376,555
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	369,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062366	REPAIR/RRF	4,800	10/20/2006
20033354	XFOB	1,000	06/26/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2467/1335	5/28/2021	WD	Q	I	05	460,000
GRANTOR: DIXON SARA K & GERARD						
GRANTEE: MORRIS PAUL J & VIC						
0567/1037	4/14/1989	WD	Q	V	01	100
GRANTOR: GRAY DAVID & SARA K						
GRANTEE: GRAY SARA K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 USP=[YR=2008] N12 W16 S12 E16$ W32 S26
FSP=[YR=2013] S4 E31N4W31$ E31 S4 E17 FCP=[YR=1993] E18 N21
FST=[YR=1993] N9 W10 S9E10$ W18 S21$ N21 E8 N9$.

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	0810	CONCRETE A	0	0	0	0	490.00	SF	6.50	6.50	100	1980	1980	3	30	956	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	

LAND DESCRIPTION

TOTAL OB/XF 2,496

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	0	0006	R-1	100.00	100.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 08/30/2019 BY DJA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS