

BLOCK 19 E 52.5 OF LOTS 5-7  
AND S 2 FT OF THE E 52.5 FT  
OF LOT 4

MORRIS DANIEL G & LAURA G  
PO BOX 2893  
WAYCROSS, GA 31502

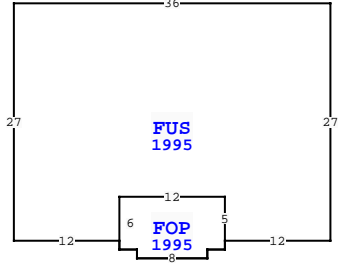
2025

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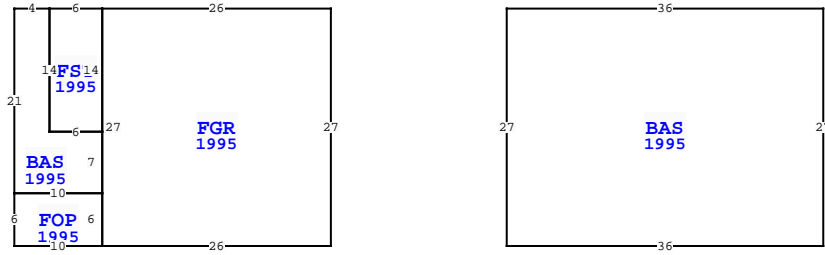


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0320	11	2,564	143.8272	143.83	368,780	1995	1995	0	0	14.50	85.50		
1 TOWNHOUSE - 0% - 0													
Heated Area: 2090													
HX Base Yr													



Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	1044.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	126	100	1995	126	15,495
BAS	972	100	1995	972	119,532
FGR	702	55	1995	386	47,468
FOP	60	30	1995	18	2,214
FOP	80	30	1995	24	2,951
FST	84	55	1995	46	5,657
FUS	992	100	1995	992	121,991
TOTALS	3,016			2,564	315,307



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		315,307	
TOTAL MARKET OB/XF VALUE		4,872	
TOTAL LAND VALUE - MARKET		231,000	
TOTAL MARKET VALUE		551,179	
SOH/AGL Deduction		43,564	
ASSESSED VALUE		507,615	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		507,615	
TOTAL JUST VALUE		551,179	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		479,559	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121514	ROOF	4,000	07/26/2012
20061740	REPAIR/RRF	2,250	07/21/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2211/1601	7/13/2018	WD Q	I	01		390,000
GRANTOR: KING THOMAS E IV & EL						
GRANTEE: MORRIS DANIEL G & L						
1799/1026	6/22/2012	WD Q	I	02		210,000
GRANTOR: BRYANT KENNETH C						
GRANTEE: KING THOMAS E IV &						

3351 1ST AV A, FERNANDINA BEACH

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

EXTRA FEATURES																	
L N	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	583.00	SF	6.50	6.50	100	1995	1995	3	68	2,577	
2	0810	CONCRETE A	0	0	0	0	167.00	SF	6.50	6.50	100	1995	1995	3	68	738	
3	0810	CONCRETE A	0	0	0	0	169.00	SF	6.50	6.50	100	1998	1998	3	73	802	
4	0479	VF PICKET	0	0	0	0	102.00	LF	10.00	10.00	100	2009	2009	3	74	755	

BUILDING NOTES			

**BUILDING DIMENSIONS**  
 FGR=[YR=1995] W26 FST=[YR=1995] W6 BAS=[YR=1995] W4 S21  
 FOP=[YR=1995] S6 E10 N6 W10\$ E10 N7 W6 N14\$ S14 E6 N14\$ S27  
 E26 N27\$ PTR=E20 BAS=[YR=1995] E36 S27 W36 N27\$ W20 PTR=N20  
 FUS=[YR=1995] N27 E36 S27 W12 POP=[YR=1995] N5 W12 S6 E2 S1  
 E8 N1 E2 N1\$ S1 W2 S1 W8 N1 W2 N1 W12\$S20\$.

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		R-2	77.00	53.00	77.00	FF		1.00	1.00	0.50	6,000.00	3,000.00	231,000							