

LOT 55 & S'LY 4.5 FT OF LOT 56
PT OR 1217/1638
ESMT PT OR 504/1170

MORRIS TRUST/MORRIS LAURA S TRUSTEE
843 LAURA ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1700-0055-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	100
Frame	04	REIN CONC 100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1024.00	

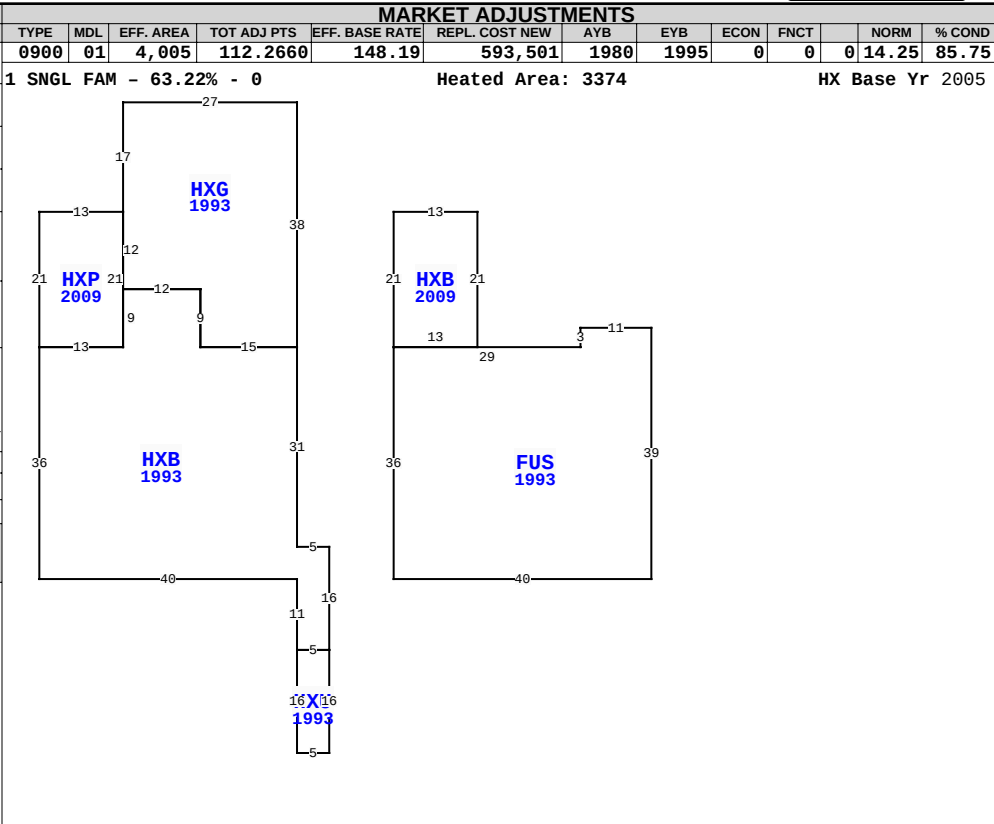
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
FUS	1,473	100	1993	1,473	187,179
HXB	1,628	100	1993	1,628	206,874
HXB	273	100	2009	273	34,691
HXG	918	55	1993	505	64,172
HXP	273	30	2009	82	10,420
HXU	80	55	1993	44	5,591

TOTALS	4,645			4,005	508,927
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	2,477.00	SF	6.50
2	0861	POOL GUNIT	0	100	14	28	392.00	SF	85.00
3	0825	BRICK	0	100	13	40	520.00	SF	12.50
4	0819	CONC 12"	0	100	0	0	968.00	SF	9.50
5	1241	WD DECK G	0	100	10	40	400.00	UT	17.25

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-2	62.00	130.00	1.00

REVIEW DATE	02/23/2021	BY	RK
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF									
23,484									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	2,477.00	SF	6.50
2	0861	POOL GUNIT	0	100	14	28	392.00	SF	85.00
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1	000100	C	RES	100		R-2	62.00	130.00	1.00

Total Acres: 0.00	Total Land Value: 390,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					508,927				
TOTAL MARKET OB/XF VALUE					23,484				
TOTAL LAND VALUE - MARKET					390,000				
TOTAL MARKET VALUE					922,411				
SOH/AGL Deduction					528,265				
ASSESSED VALUE					394,146				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					343,424				
TOTAL JUST VALUE					922,411				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					899,202				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081309	H/AC	200	08/18/2008
20081297	ELEC OTHER	1,500	08/14/2008
20081230	REPAIR/RRF	3,119	08/01/2008
20080911	REPAIR/RRF	1,732	05/28/2008
20080966	ADDITION	30,000	05/19/2008
20080078	REPAIR/RRF	6,870	01/18/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1217/1638	3/25/2004	WD	Q	I	01	100	
GRANTOR: MORRIS LAURA S							
GRANTEE: MORRIS RUSSELL W JR							
0550/0287	8/16/1988	WD	U	I	07	100	
GRANTOR: SORENSEN BEN							
GRANTEE: MORRIS LAURA S							

BUILDING NOTES									
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BUILDING DIMENSIONS									
HXG=[YR=1993] W27 S17 HXP=[YR=2009] W13S21 HXB=[YR=1993] S36 E40 S11 HXU=[YR=1993] S16 E5 N16W5 \$ E5 N16 W5 N31 W15 N9 W12S9W13\$E13N21\$S12E12 S9E15N38\$ PTR=E15S17 HXB=[YR=2009] S21 FUS=[YR=1993] S36E40N39W11S3W29\$ E13N21W13\$ N17W15\$.									