

BLOCK 142 N1/2 OF LOT 5  
 IN OR 1386/1193 & OR 1729/804  
 CITY OF FDNA BEACH

MORRELL CHARLES R  
 1920 STERLING LANE  
 FERNANDINA BEACH, FL 32034

**2025**

00-00-31-1800-0142-0051  


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY															
																	VALUATION BY STANDARD Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 175,035 TOTAL MARKET VALUE 175,035 SOH/AGL Deduction 133,763 ASSESSED VALUE 41,272 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 41,272 TOTAL JUST VALUE 175,035 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 150,030																
DOR CODE 1000 VACANT COMMERCIAL																PERMIT NUM				DESCRIPTION		AMT		ISSUED									
MAP NUM																																	
NEIGHBORHOOD/LOC 1009.00																SALES DATA																	
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE												OFF RECORD Number		DATE		TYPE INST		Q / V / I / CD		RSN		SALE PRICE	
																						1729/0804		3/15/2011		WD U		V		11		100	
GRANTOR: MCCCELLAN JOHN P																GRANTEE: MORRELL CHARLES R																	
1386/1193																2/02/2006		WD Q		V						70,000		GRANTOR: E S BONEY & ASSOCIATE					
GRANTEE: MORRELL CHARLES & JO																BUILDING NOTES																	
TOTALS																BUILDING DIMENSIONS																	
EXTRA FEATURES						S 9TH ST, FERNANDINA BEACH																											
BLD DATE		XF DATE		INC DATE												LGL DATE		LAND DATE		AG DATE													
																04/15/2025		MLU															
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															
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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	001000	C	COMMERCIAL			0	0006	MU-8	50.00	100.00	5,001.00	SF		1.00	1.00	1.00	35.00	35.00	175,035														
REVIEW DATE 04/15/2025 BY DC																	Total Acres: 0.00		Total Land Value: 175,035		Market: 0		Agricultural: 0		Common: 175,035		PRINTED 07/30/2025 BY SYS						