BLOCK 154 LOTS 1 2
CITY OF FDNA BEACH

MORRIS CARL W REVOCABLE TRUST/MORRIS CARL W TRUSTE
85080 DICK KING ROAD
YULEE, FL 32097-4593

2025

00-00-31-1800-0154-0010

BUILDING CHARACTERISTICS

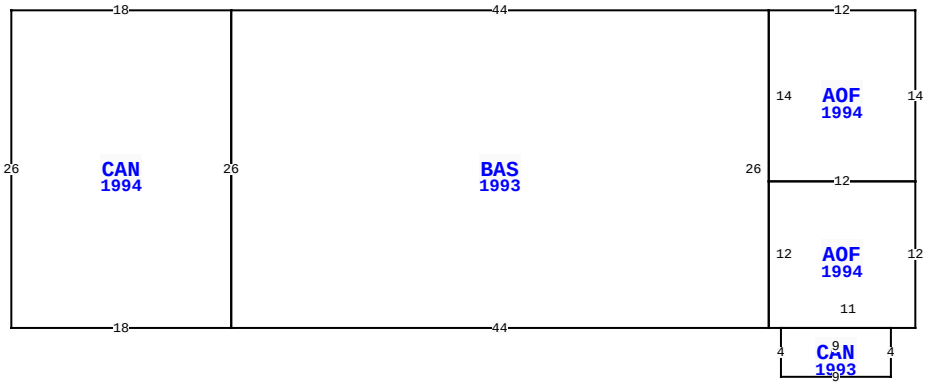
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		5 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		4 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1095.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	144	185	1994	266	9,369
AOF	168	185	1994	311	10,954
BAS	1,144	100	1993	1,144	40,292
CAN	36	30	1993	11	388
CAN	468	30	1994	140	4,931
TOTALS	1,960			1,872	65,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	06	1,872	82.1486	70.44	131,864	1979	1979	0	0	0	50.00	50.00

1 SERV SHOP – 0% - 0 Heated Area: 1456 HX Base Yr



704 S 8TH ST, FERNANDINA BEACH

BLD DATE	06/15/2021	KK	LGL DATE	
XF DATE	06/15/2021	KK	LAND DATE	04/15/2025 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	65,932
TOTAL MARKET OB/XF VALUE	2,100
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	243,032
SOH/AGL Deduction	99,172
ASSESSED VALUE	143,860
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	143,860
TOTAL JUST VALUE	243,032
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	218,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150405	REMODEL	1,250	02/23/2015
20062428	HOUSEMVING	250	11/01/2006
20062412	REPAIR/RRF	13,000	10/25/2006
2003305	XFOB	3,000	06/22/2000
B9957	XFOB	1,500	08/01/1996
B9944	REPAIR/RRF	1,000	07/29/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2524/0224	12/10/2021	QC	U	I	11	100
GRANTOR: MORRIS CARL W						
GRANTEE: MORRIS CARL W REVOC						
2513/0782	11/08/2021	QC	U	I	11	100
GRANTOR: MORRIS CARL W						
GRANTEE: MORRIS CARL W REVOC						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=1994] W12 BAS=[YR=1993] W44 CAN=[YR=1994] W18 S26 E18 N26$ S26 E44 AOF=[YR=1994] E1 CAN=[YR=1993] S4 E9 N4 W9$ E11 N12 W12 S12$ N26$ S14 E12 N14$.

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	0430	CL FNC 6B	0	0	0	0	60.00	LF	9.70	9.70	100	1979	1979	3	20	116	
2	0802	ASPHALT B	0	0	0	0	952.00	SF	2.40	2.40	100	2000	2000	3	50	1,142	
3	0810	CONCRETE A	0	0	22	3	66.00	SF	6.50	6.50	100	1979	1979	3	29	124	
4	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2000	2000	3	48	648	
5	0098	AWNING MTL	0	0	0	0	27.00	SF	13.00	13.00	100	2000	2000	3	20	70	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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	002500	C	SRVC SHOPS	0	0003	MU-8	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	35.00	35.00	175,000							

REVIEW DATE 03/29/2022 BY DCA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/30/2025 BY SYS