BLOCK 191 LOT 1
CITY OF FDNA BEACH

MORRIS CARL W REVOCABLE TRUST/MORRIS CARL W TRUSTE
85080 DICK KING RD
YULEE, FL 32097

**2025**

**00-00-31-1800-0191-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

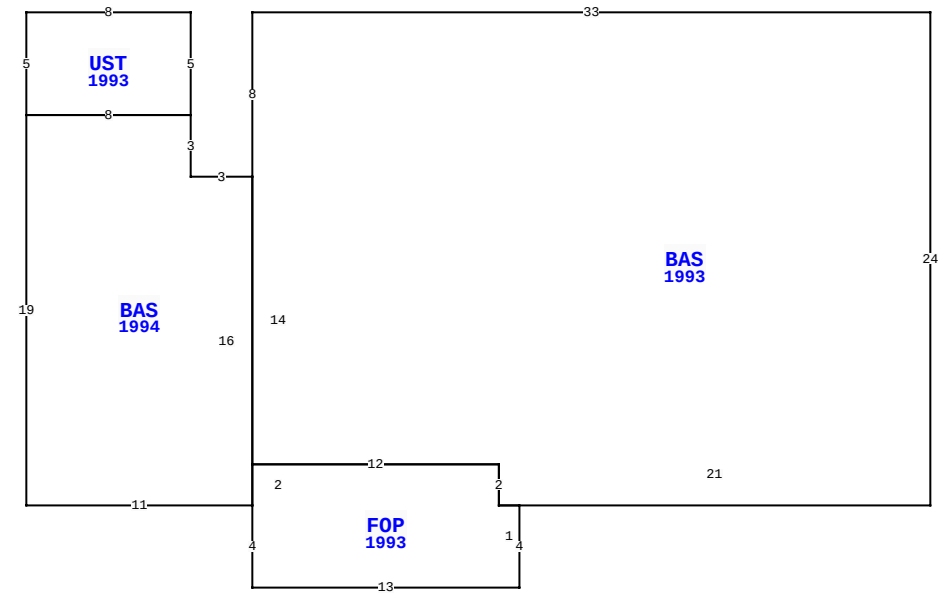
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 80 |
| Exterior Wall | 05 | AVERAGE 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 07 | CORK/VTILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 05 | DIST 1A 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 2017.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 768 | 100 | 1993 | 768 | 64,721 |
| BAS | 200 | 100 | 1994 | 200 | 16,854 |
| FOP | 76 | 30 | 1993 | 23 | 1,938 |
| UST | 40 | 45 | 1993 | 18 | 1,517 |
| TOTALS | 1,084 | | | 1,009 | 85,031 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,009 | 104.0364 | 104.04 | 104,976 | 1960 | 1985 | 0 | 0 | 0 | 19.00 | 81.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 968 HX Base Yr




1306 S 4TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 03/26/2015 KK | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 85,031 |
| TOTAL MARKET OB/XF VALUE | 1,152 |
| TOTAL LAND VALUE - MARKET | 130,000 |
| TOTAL MARKET VALUE | 216,183 |
| SOH/AGL Deduction | 58,134 |
| ASSESSED VALUE | 158,049 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 158,049 |
| TOTAL JUST VALUE | 216,183 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 182,373 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 884 | CHNGE SRVC | 50 | 05/01/1994 |

## 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

BAS=[YR=1993] W33 S8 BAS=[YR=1994] W3 N3 UST=[YR=1993] N5 W8 S5 E8$ W8 S19 E11 FOP=[YR=1993] S4 E13 N4 W1 N2 W12 S2$ N16$ S14 E12 S2 E21 N24$.

## 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 | 0940 | SHEDS/PORT | 0 | 0 | 16 | 12 | 192.00 | SF | 30.00 | 30.00 | 100 | 1992 | 1992 | 3 | 20 | 1,152 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,152

| 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 | 0008 | RM | 100.00 | 100.00 | 100.00 | FF | | 1.00 | 1.00 | 1.00 | 1,300.00 | 1,300.00 | 130,000 | | | | | | | |

REVIEW DATE 05/21/2020 BY DJA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 07/30/2025 BY SYS