BLOCK 280 LOTS 6 & 7
CITY OF FERNANDINA BEACH

FH MORRIS LLC
6101 GAZEBO PARK PLACE N SUITE
JACKSONVILLE, FL 32257

2025

00-00-31-1800-0280-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

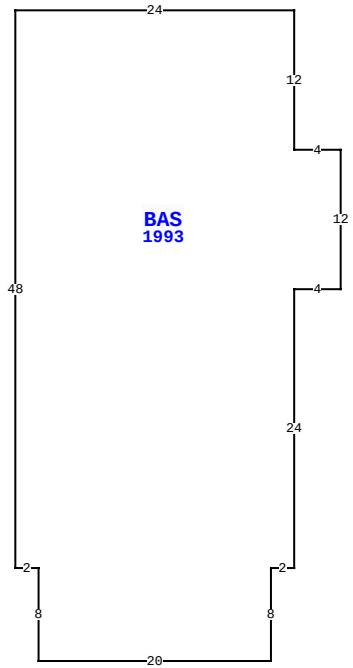
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,360	100	1993	1,360	122,257
TOTALS	1,360			1,360	122,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,360	106.7040	106.70	145,112	1945	1990	0	0	0	15.75	84.25

1 SINGLE FAM – 0% - 2025 Heated Area: 1360 HX Base Yr



401 FIR ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	122,257
TOTAL MARKET OB/XF VALUE	5,341
TOTAL LAND VALUE - MARKET	297,500
TOTAL MARKET VALUE	425,098
SOH/AGL Deduction	0
ASSESSED VALUE	425,098
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	425,098
TOTAL JUST VALUE	425,098
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	401,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2711/1514	5/10/2024	TD	U	I	37	355,000
GRANTOR: FRITZSCHE MARY H REV						
GRANTEE: FH MORRIS LLC						
2460/0452	4/22/2021	WD	U	I	11	100
GRANTOR: FRITZSCHE MARY H						
GRANTEE: FRITZSCHE MARY H RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 N12 W24 S48 E2 S8 E20 N8 E2 N24 E4 N12 $.

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	1243	WD DECK F	0	0	6	4	24.00	SF	8.00	8.00	100	2006	2006	3	24	46	
2	1243	WD DECK F	0	0	7	4	28.00	SF	8.00	8.00	100	2006	2006	3	24	54	
3	0510	GARAGE WD-	0	0	19	28	532.00	SF	35.00	35.00	100	1980	1980	3	20	3,724	
4	0855	CONC PAVER	0	0	28	9	252.00	SF	7.00	7.00	100	2006	2006	3	86	1,517	

LAND DESCRIPTION

TOTAL OB/XF 5,341

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	0006	R-2	100.00	100.00	100.00	FF		1.00	1.00	0.70	4,250.00	2,975.00	297,500							

REVIEW DATE 03/10/2020 BY DJX Total Acres: 0.00 Total Land Value: 297,500 Market: 0 Agricultural: 0 Common: 297,500 PRINTED 07/30/2025 BY SYS