

MORGAN FERRELL TRUST/MORGAN FERRELL TRUSTEE
323 CLEARVIEW DRIVE
TOCOA, GA 30577

00-SB-30-1521-0011-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION
Exterior Wall16WD FR STUC 100
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floor14CARPET 60
Interior Floor08SHT VINYL 40
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100

Bedrooms
Bathrooms
Frame

StoriesUnits
2.
2. 100
0 100

Quality04Quality Level 04
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA03
NEIGHBORHOOD/LOC3045.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,491	100	1993	1,491	280,679
FGR	511	55	1993	281	52,898
FOP	36	30	1993	11	2,071
FOP	228	30	1993	68	12,801
FUS	519	100	1993	519	97,701
UOP	96	20	1993	19	3,577

TOTALS	2,881			2,389	449,727
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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND
0500112,389141.0024222.78532,221199319930015.5084.50
1 SFR CUST - 0% - 0Heated Area: 2010HX Base Yr

The diagram shows five lots labeled BAS 1993, FOP 1993, UO 1993, FUS 1993, and FGR 1993. Lot dimensions are provided as follows:

- BAS 1993: Top boundary 22, Right boundary 19, Bottom-right corner 38, Left side segments 12, 13, 33, 25.
- FOP 1993: Top segment 9, Right segment 8, Bottom segment 4, Left segment 4.
- UO 1993: Left boundary 16, Top-left corner 16, Top segment 6.
- FUS 1993: Top boundary 19, Right boundary 5, Bottom-right corner 13, Bottom segment 7, Left boundary 10, Bottom-left corner 3, Left segment 6.
- FGR 1993: Left boundary 25, Bottom boundary 10, Right boundary 21, Top-right corner 21.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD
Tax Group: 8Tax Dist:
BUILDING MARKET VALUE449,727
TOTAL MARKET OB/XF VALUE5,720
TOTAL LAND VALUE - MARKET500,000
TOTAL MARKET VALUE955,447
SOH/AGL Deduction355,223
ASSESSED VALUE600,224
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE600,224
TOTAL JUST VALUE955,447
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE842,928

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSN CD SALE PRICE
1034/14612/04/2002WDQI250,000
GRANTOR:MARTIN RODNEY E & LAV
GRANTEE:MORGAN FERRELL & SU
0795/06246/03/1997WDDQI250,000
GRANTOR:AVRA W & SUSAN P
GRANTEE:MARTIN RODNEY E & L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 FOP=[YR=1993] W22 S12 E13 N4 E9 N8 \$ S8 W9 S4 W13 S33 FGR=[YR=1993] S25 E10 N1 E12 N21 W9 N3 W13 \$ E13 S3 E7 N6 FOP=[YR=1993] E9 N4 W9 S4 \$ N4 E21 N38 \$ PTR= E15 UOP=[YR=1993] E6 FUS=[YR=1993] N2 E19 S5 E5 N5 E4 S13 W7 S10 W11 N3 W10 N18 \$ S16 W6 N16 \$ W15 \$.

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICERIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES
10811CONCRETE B0000928.00SF5.205.20100199319933643,088
20504FP-ELECTRI00001.00UT2,000.002,000.00100199319933721,440
30858SCULP CONC000068.00SF13.0013.0010019931993388778
41242WD DECK A0000207.00SF10.0010.0010019941994320414

LAND DESCRIPTION

L NUSE CLSLAND USE CAPRDLOCFRONTDEPTHTOT UNITTUNIT DPHTPH % TOT UNIT ADJ UNIT LAND OTHER YEAR DENSITY DECL FRZ YR CONSRV
CODEDESCRPTIONCAPDZONEUTYPEFACTCONDADJPPRICEPRICELVALUEADJUSTMENTS AND NOTES
1000100CRES0PUD0.000.001.00LT1.001.001.00500,000.00500,000.00500,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 500,000Market: 0Agricultural: 0Common: 500,000PRINTED 07/30/2025 BY SYS

4940 SUMMER BEACH BLVD, FERNANDINA BEACHFLORIDA 32130

BLD DATEX DATEINC DATEMLUGLD DATELAND DATEAG DATE