

LOT 10 IN OR 236/480
(EX R/W IN OR 379/245)
LENWORTH S MORRISON S/D

GRANT EUGENE W & MARION G
PO BOX 15996
FERNANDINA BEACH, FL 32035

2025

39-2N-28-5020-0010-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	10	ABOVE AVG 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4018.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,374	100
UCP	324	20
TOTALS	2,698	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,439	123.1713	123.17	300,412	1977	1977	0	0	29.08	70.92
1 SINGLE FAM - 100% - 1978 Heated Area: 2374 HX Base Yr 1978											
TOTALS	2,698		2,439	213,052							

NASSAU COUNTY PROPERTY				PAGE 1 of 1				4
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 4				Tax Dist:				
BUILDING MARKET VALUE				213,052				
TOTAL MARKET OB/XF VALUE				14,596				
TOTAL LAND VALUE - MARKET				47,600				
TOTAL MARKET VALUE				275,248				
SOH/AGL Deduction				135,672				
ASSESSED VALUE				139,576				
TOTAL EXEMPTION VALUE				HX HB		50,722		
BASE TAXABLE VALUE				88,854				
TOTAL JUST VALUE				275,248				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				263,791				

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0511	GARAGE CB-	0	100	24	26	624.00	SF	30.00	30.00	100	1989	1989	3
2	0811	CONCRETE B	0	100	0	0	1,720.00	SF	5.20	5.20	100	1980	1980	3
3	0810	CONCRETE A	0	100	0	0	483.00	SF	6.50	6.50	100	1989	1989	3
TOTAL OB/XF 14,596														

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	RES	100		RSF	1135.00	190.00	0.56	AC		1.00	1.00	1.00
TOTAL ADJ UNIT PRICE 85,000.00														
LAND VALUE 47,600														
OTHER ADJUSTMENTS AND NOTES														
YEAR DENSITY DECL FRZ YR CONSRV														