

LOT 14
IN OR 2098/231
LENWORTH S MORRISON S/D

BROWN BOBBY J JR & SONIA
96121 L S MORRISON DR
FERNANDINA BEACH, FL 32034

2025

39-2N-28-5020-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,874	100	1993	1,874	174,553
FDU	240	65	2017	156	14,531
FGR	594	55	1993	327	30,458
FOP	48	30	1993	14	1,304
PTO	264	5	1994	13	1,211
TOTALS	3,020			2,384	222,057

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	744.00	SF	5.20	5.20	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0350	CARPORT WD	0	100	16	16	256.00	SF	7.28	7.28	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100		RSF	1135.00	200.00	0.60	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,384	132.1236	132.12	314,974	1976	1985	0	0	29.50	70.50
1 SINGLE FAM - 100% - 2019 Heated Area: 1874 HX Base Yr 2019											
96121 L S MORRISON DR, FERNANDINA BEACH											

TOTAL OB/XF											
3,875											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		222,057	
TOTAL MARKET OB/XF VALUE		3,875	
TOTAL LAND VALUE - MARKET		51,000	
TOTAL MARKET VALUE		276,932	
SOH/AGL Deduction		95,568	
ASSESSED VALUE		181,364	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		125,642	
TOTAL JUST VALUE		276,932	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		264,575	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
970583	REPAIR/RRF	8,900	01/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2098/0231	1/26/2017	WD	Q	I	01
					186,000
GRANTOR: LAMAR SHARON M					
GRANTEE: BROWN BOBBY J JR &					
1903/1411	2/14/2014	FJ	U	I	11
					0
GRANTOR: MORGAN JUDY M EST					
GRANTEE: LAMAR SHARON M					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W53 PTO=[YR=1994] W22 S12 FGR=[YR=1993] S27 E22N27W22\$ E22 N12 \$ S34 E29 FOP=[YR=1993] S5E6 N8 W6 S3 \$ N3 E6 S8 E18 N39\$ PTR= E25 FDU=[YR=2017] N12 E20 S12 W20\$ W25\$.											