LOT 15
LENWORTH S MORRISON S/D
DBK 258/27-51

SIMMONS ELEANORA D EST
C/O GLENDA L SIMMONS-JENKINS, P O BOX 70
FERNANDINA BEACH, FL 32035-0070

2025

39-2N-28-5020-0015-0000

NASSAU COUNTY PROPERTY

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	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

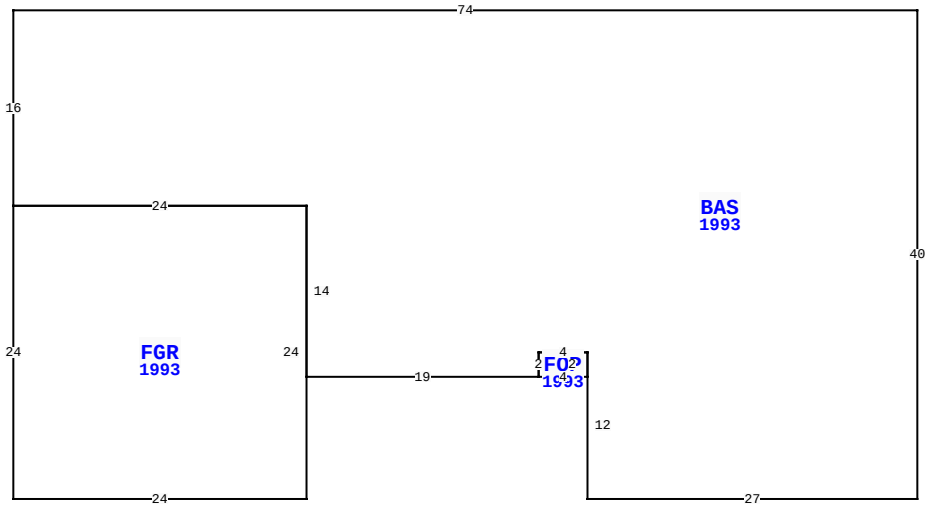
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4018.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,146	100	1993	2,146	172,754
FGR	576	55	1993	317	25,518
FOP	8	30	1993	2	161
TOTALS	2,730			2,465	198,433

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,465	121.9680	121.97	300,656	1976	1976	0	0	0	34.00	66.00

1 SINGLE FAM – 33% - 2019 Heated Area: 2146 HX Base Yr 2019



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

96091 L S MORRISON DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		198,433
TOTAL MARKET OB/XF VALUE		4,114
TOTAL LAND VALUE - MARKET		57,800
TOTAL MARKET VALUE		260,347
SOH/AGL Deduction		57,586
ASSESSED VALUE		202,761
TOTAL EXEMPTION VALUE	HA HAB	27,423
BASE TAXABLE VALUE		175,338
TOTAL JUST VALUE		260,347
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1705670	REPAIR/RRF	12,089	09/01/2017
94-0693	TEMP POLE	2,200	08/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W74 S16 FGR=[YR=1993] S24 E24 N24W24$ E24 S14 E19 FOP=[YR=1993] E4 N2 W4S2$ N2 E4 S12 E27 N40$.

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	0810	CONCRETE A	0	33	0	0	360.00	SF	6.50	6.50	100	1980	1980	3	30	702	
2	0500	FP-PRE FAB	0	33	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
3	0810	CONCRETE A	0	33	0	0	280.00	SF	6.50	6.50	100	1999	1999	3	75	1,365	
4	0810	CONCRETE A	0	33	0	0	104.00	SF	6.50	6.50	100	1999	1999	3	75	507	

LAND DESCRIPTION

TOTAL OB/XF 4,114

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	33		RSF-	1135.00	200.00	0.68	AC		1.00	1.00	1.00	85,000.00	85,000.00	57,800							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.68 Total Land Value: 57,800 Market: 0 Agricultural: 0 Common: 57,800 PRINTED 07/30/2025 BY SYS