

LOT 1
IN OR 1927/1692
BAYVIEW ESTATES PB 5/364

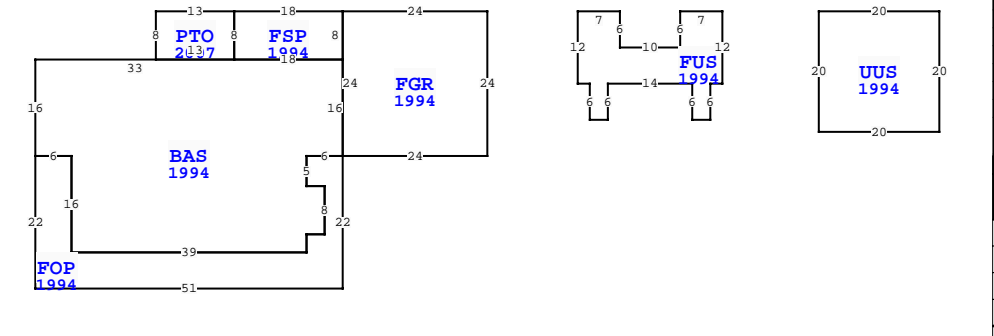
MORRISON THOMAS E JR & LISA MARIE
1417 SADLER RD #376
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5060-0001-0000

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	16	WD FR STUC 40
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	2,450	117.8205	155.52	381,024	1994	2000	0	0	0	11.70	88.30		



NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		336,444			
TOTAL MARKET OB/XF VALUE		3,179			
TOTAL LAND VALUE - MARKET		413,000			
TOTAL MARKET VALUE		752,623			
SOH/AGL Deduction		535,541			
ASSESSED VALUE		217,082			
TOTAL EXEMPTION VALUE		50,722		HX HB	
BASE TAXABLE VALUE		166,360			
TOTAL JUST VALUE		752,623			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		701,297			

QUALITY	CD	QUALITY LEVEL			
04		Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4020.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,464	100	1994	1,464	201,042
FGR	576	55	1994	317	43,532
FOP	474	30	1994	142	19,500
FSP	144	40	1994	58	7,965
FUS	264	100	1994	264	36,253
PTO	104	5	2007	5	687
UUS	400	50	1994	200	27,465
TOTALS	3,426			2,450	336,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2000733	(20) WINDOWS	65,000	01/01/2020
B23041	REPAIR/RRF	21,500	11/01/2009
94-0680	NEW CONSTR	94,275	12/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1927/1692	7/14/2014	QC	U	I	11	100

BLD DATE		03/03/2023	NW	LGL DATE	05/07/2025	MLU
XF DATE						
INC DATE						

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	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	1,204.00	SF	4.00	4.00	100	1994	1994	3	66	3,179	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	RES CREEK	100	0006	RSF	1210.00	575.00	2.36	AC		1.00	1.00	1.00	175,000.00	175,000.00	413,000							

GRANTOR: MORRISON THOMAS EDWAR						
GRANTEE: MORRISON THOMAS EDW						
0777/1049	11/21/1996	QC	Q	I	06	60,000
GRANTOR: MORRISON JENNY SAUNDE						
GRANTEE: MORRISON THOMAS EDW						

BUILDING NOTES													
BUILDING DIMENSIONS													
FGR=[YR=1994] W24 FSP=[YR=1994] W18 PTO=[YR=2007] W13 S8 E13 N8 S8 BAS=[YR=1994] W33 S16 FOP=[YR=1994] S22 E51 N22 W6 S5 E3 S8 W3 S3 W39 N16 W6 \$ E6 S16 E39 N3 E3 N8 W3 N5 E6 N16 W18 \$ E18 N8 \$ S24 E24 N24 \$ PTR= E15 FUS=[YR=1994] E7 S6 E10 N6 E7 S12 W2 S6 W3 N6 W14 S6 W3 N6 W2 N12 \$ W15 PTR= E55 UUS=[YR=1994] E20 S20 W20 N20 \$ W55 \$.													