BLOCK C LOT 3
OAK GROVE UNIT 1
PB O PG 61

MORRIS ASHLEY/CARLTON RICHARD & CATHERINE
1973 PALM DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-042B-000C-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

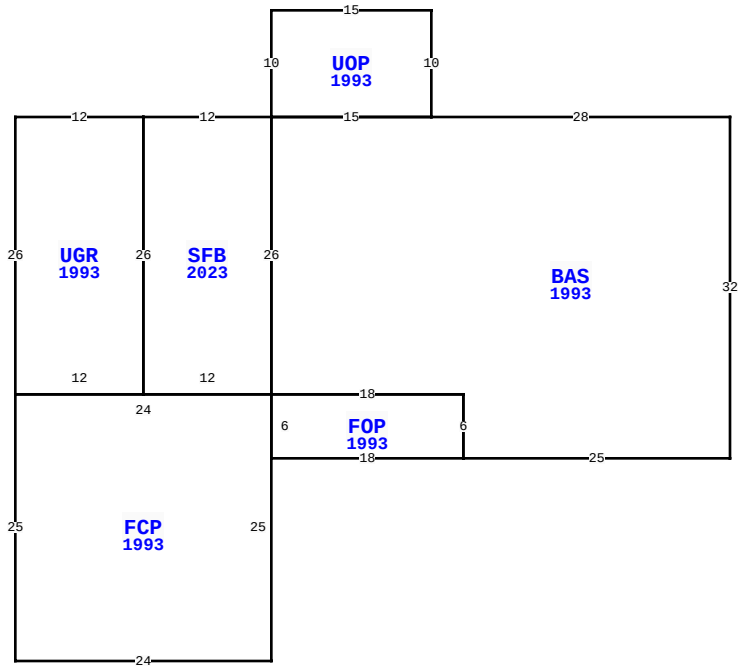
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 02
NEIGHBORHOOD/LOC 2018.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,268	100	1993	1,268	155,442
FCP	600	25	1993	150	18,388
FOP	108	30	1993	32	3,923
SFB	312	80	2023	250	30,647
UGR	312	45	1993	140	17,163
UOP	150	20	1993	30	3,677
TOTALS	2,750			1,870	229,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,870	122.8920	129.04	241,305	1972	2015	0	0	0	5.00	95.00

1 SINGLE FAM 50% - 2024 Heated Area: 1518 HX Base Yr 2024



1973 PALM DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		229,240
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		429,240
SOH/AGL Deduction		53,881
ASSESSED VALUE		375,359
TOTAL EXEMPTION VALUE	HA HAB	51,411
BASE TAXABLE VALUE		323,948
TOTAL JUST VALUE		429,240
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,947

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2627/1749	3/16/2023	WD	Q	I	01	410,000
GRANTOR: JFCB HOLDINGS LLC						
GRANTEE: MORRIS ASHLEY						
2567/0066	5/25/2022	WD	Q	I	01	300,000
GRANTOR: BRAZELL LINDA J TRUST						
GRANTEE: JFCB HOLDINGS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W28 W15 S26 E18 S6 E25 N32 $
UGR=[YR=1993;ORIG=-55,0] W12 S26 E12 N26 $
FCP=[YR=1993;ORIG=-67,26] S25 E24 N25 W24 $
UOP=[YR=1993;ORIG=-28,0] N10 W15 S10 E15 $
FOP=[YR=1993;ORIG=-43,26] S6 E18 N6 W18 $
SFB=[YR=2023;ORIG=-55,0] E12 S26 W12 N26 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	50		RSF-	2100.00	120.00	100.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	200,000							

REVIEW DATE 06/26/2023 BY TW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS