N1/2 LOT 8
FPU ESMT OR 1180/1769
ESMT OR 1243/1599

MORRISON ALEXANDRA L/E/
2602 E 110TH AVE
TAMPA, FL 33612

2026

00-00-31-1177-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

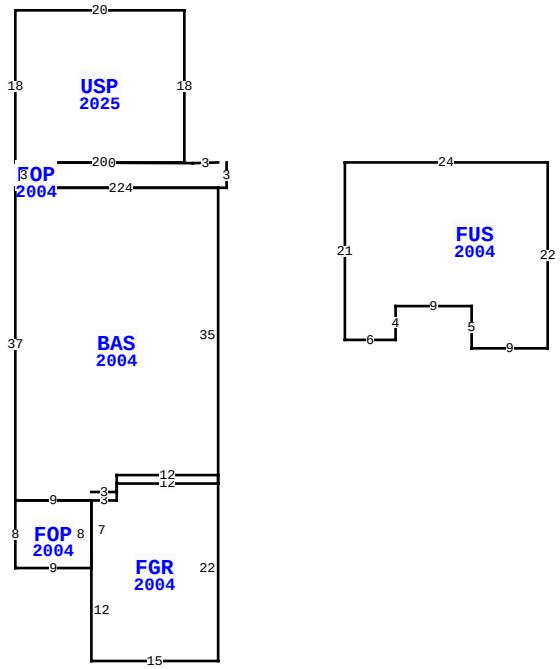
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	2004	864	98,470
FGR	317	55	2004	174	19,831
FOP	71	30	2004	21	2,393
FOP	72	30	2004	22	2,507
FUS	477	100	2004	477	54,363
USP	360	30	2025	108	12,309
TOTALS	2,161			1,666	189,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,666	121.2750	127.34	212,148	2004	2004	0	0	0	10.50	89.50

1 TOWNHOUSE 0% - 2025 Heated Area: 1341 HX Base Yr



994 CHAD ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	189,872
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	364,872
SOH/AGL Deduction	0
ASSESSED VALUE	364,872
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	364,872
TOTAL JUST VALUE	364,872
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	336,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0058	18'X20 SRM	15,000	02/15/2024
20041858	SHADOWBOX FENCE	1,000	10/13/2004
20040818	NC H/AC	7,000	04/27/2004
20040442	NC PLUMBING	5,000	03/04/2004
20040355	NEW TOWNHOME	95,000	02/27/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2834/1509	12/11/2025	LE	U	I	11	100
GRANTOR: MORRISON ALEXANDRA						
GRANTEE: DERBY SASHA						
2717/85	6/06/2024	FJ	U	I	11	0
GRANTOR: MORRISON CINDY ANN ES						
GRANTEE: MORRISON ALEXANDRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=-24,3] S37 E9 E3 N2 E12 N35 W24 $
FUS=[YR=2004;ORIG=15,0] E24 S22 W9 N5 W9 S4 W6 N21 $
FGR=[YR=2004;ORIG=-15,40] D7L0 D12R0 E15 N22 W12 S2 W3 $
FOP=[YR=2004;ORIG=0,0] D0.1L3 U0.1L20 S3 E24 N3 $
PTR=[ORIG=0,0] E15 W15 $
USP=[YR=2025;ORIG=-24,-18] S18 E20 N18 W20 $
FOP=[YR=2004;ORIG=-24,40] S8 E9 N8 W9 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0	0006	R-3	0.00	0.00	1.00	UT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 05/01/2024 BY HS Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/09/2026 BY SYS