LOTS 7 & S2 FT OF 8
SORENSEN TERRACE REPLAT
PB 2/59

MURRAY TREY C & KAELEEN T
110 N 14TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1690-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	05	CORG ASB 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

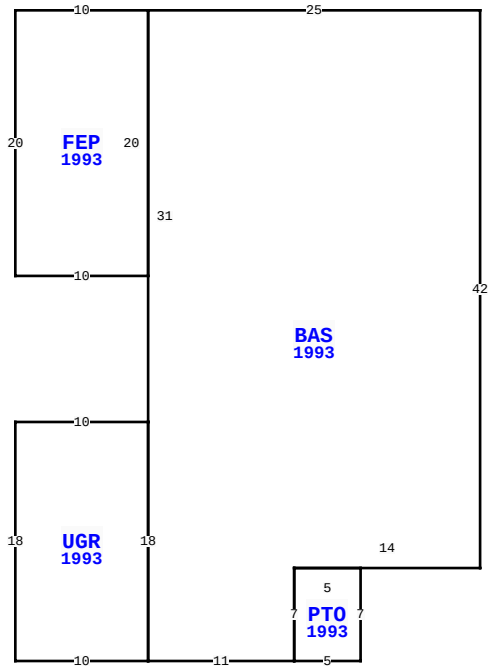
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,127	100	1993	1,127	92,301
FEP	200	80	1993	160	13,104
PTO	35	5	1993	2	164
UGR	180	45	1993	81	6,634
TOTALS	1,542			1,370	112,203

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,370	104.0000	109.20	149,604	1947	1990	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2022 Heated Area: 1127 HX Base Yr 2022



110 N 14TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		112,203
TOTAL MARKET OB/XF VALUE		2,444
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		314,647
SOH/AGL Deduction		61,718
ASSESSED VALUE		252,929
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		201,518
TOTAL JUST VALUE		314,647
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,041

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120641	12 WINDOWS REPLAC	7,223	04/13/2012
20101737	42" FENCE	750	10/08/2010
20071569	RE-ROOF	2,000	08/23/2007
20052612	H/AC	2,000	09/02/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2509/0144	9/30/2021	WD	U	I	30	240,000
GRANTOR: MURRAY PATRICIA L						
GRANTEE: MURRAY TREY C & KAE						
2276/0037	5/21/2019	LE	U	I	11	100
GRANTOR: MURRAY PATRICIA L						
GRANTEE: MURRAY TREY & LAKE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 FEP=[YR=1993] W10 S20 E10 N20$ S31
UGR=[YR=1993] W10 S18 E10 N18$ S18 E11 PTO=[YR=1993] E5 N7 W5 S7$ N7 E14 N42$.

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
3	1242	WD DECK A	0	100	12	31	372.00	SF	10.00	10.00	100	2003	2003	3	20	744	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	85	1,700	

LAND DESCRIPTION

TOTAL OB/XF 2,444

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	100	0003	R-1	63.00	100.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS