BLK 244 TRACT C OF LOT 4 & PT
OF TRACT B OF LOT 4 IN
IN OR 2210/249

MORRIS RODNEY G JR/HARRIS SUSAN R
124 N 13TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0244-04B0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

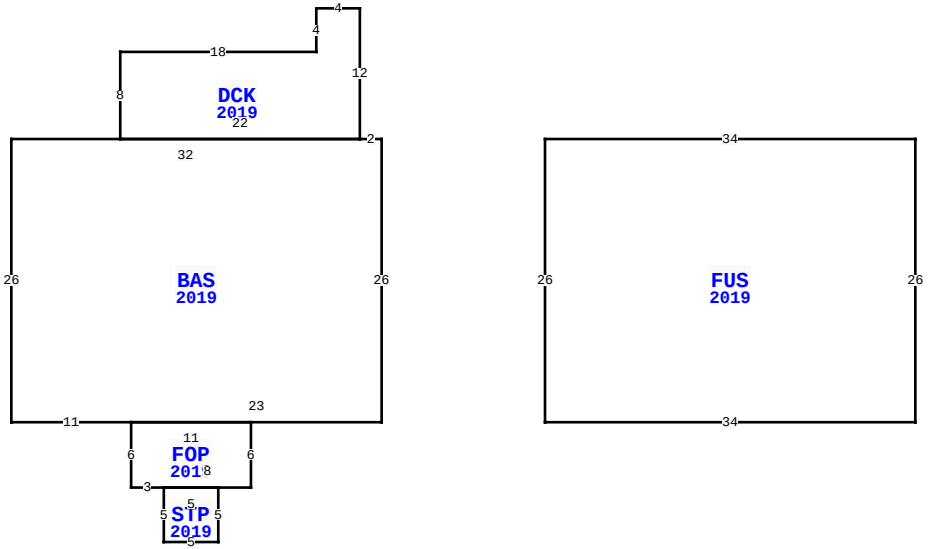
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	884	100	2019	884	132,086
DCK	192	10	2019	19	2,839
FOP	66	30	2019	20	2,988
FUS	884	100	2019	884	132,086
STP	25	10	2019	2	299
TOTALS	2,051			1,809	270,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,809	110.2500	153.25	277,229	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM 100% - 2020 Heated Area: 1768 HX Base Yr 2020



124 N 13TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		270,298
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		179,935
TOTAL MARKET VALUE		450,233
SOH/AGL Deduction		248,711
ASSESSED VALUE		201,522
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		150,111
TOTAL JUST VALUE		450,233
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,926

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183663	NEW CONSTR	215,015	10/25/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2220/0623	2/26/2018	PR	U	V	19	0
GRANTOR: MURRAY GERALD L & LAU						
GRANTEE: MORRIS RODNEY G JR						
2210/0249	2/26/2018	PR	U	V	19	100
GRANTOR: MURRAY GERALD L & LAU						
GRANTEE: MORRIS RODNEY G JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W2 DCK=[YR=2019] N12 W4 S4 W18 S8 E22$ W32 S26 E11 FOP=[YR=2019] S6 E3 STP=[YR=2019] S5 E5 N5 W5$ E8 N6 W11$ E23 N26$ PTR= E15 FUS=[YR=2019] E34 S26 W34 N26$ W15$.

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	100	0006	MU-1			5,141.00	SF		1.00	1.00	1.00	35.00	35.00	179,935							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.12 Total Land Value: 179,935 Market: 0 Agricultural: 0 Common: 179,935 PRINTED 07/09/2026 BY SYS