



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 50	
Exterior Wall	15	CONC BLOCK 50	
Roof Structure	04	WOOD TRUSS 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Fixtures		2 100	
Frame	03	MASONRY 100	
Story Height		8 100	
RMS		4 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC		3016.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	720	100	720
			44,276
TOTALS	720		720
			44,276

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1701	04	720	92.1375	130.84	94,205	1974	1984	0	0	53.00	47.00	
3 OFFICE 1&2 - 0% - 0 Heated Area: 720 HX Base Yr												
5024 FIRST COAST HWY, FERNANDINA BEACH												
BLD DATE	07/01/2022	KK	LGL DATE	07/01/2022	KK	LAND DATE	07/01/2022	KK				
XF DATE	07/01/2022	KK	AG DATE									

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			44,276
TOTAL MARKET OB/XF VALUE			16,755
TOTAL LAND VALUE - MARKET			365,774
TOTAL MARKET VALUE			426,805
SOH/AGL Deduction			97,195
ASSESSED VALUE			329,610
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			329,610
TOTAL JUST VALUE			426,805
NCON VALUE			382
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			316,753

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0719509	DEMOLITION	0	01/01/2007
C19509	CO ISSUED	0	01/01/2007
B0412822	NEW CONSTR	400,000	05/01/2004
B0412482	FOUNDATION	5,200	03/01/2004
B0412483	NEW CONSTR	0	03/01/2004
MH010086	MH MOVE-ON	0	06/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2286/1181	7/01/2019	WD U		I	37	1,600,000
GRANTOR: MURPHY DONALD L JR &						
GRANTEE: 5028 FIRST COAST LL						
1001/0199	8/03/2001	WD U		I	07	100
GRANTOR: MURRAY WESLEY & ERNES						
GRANTEE: MURPHY DONALD L JR						

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
8	0402	CONC BUMPE	0	0	0	1.00	UT	25.00	25.00	100	1996	1996	3	80	20	
9	0811	CONCRETE B	0	0	26	572.00	SF	5.20	5.20	100	1996	1996	3	73	2,171	
14	0803	ASPHALT C	0	0	0	7,132.00	SF	2.00	2.00	100	2004	2004	3	56	7,988	
16	0400	CONC CURB	0	0	0	464.00	LF	15.00	15.00	100	2004	2004	3	89	6,194	
17	0097	AWNING CN	0	0	0	6.00	SF	65.00	65.00	100	2021	2021	3	98	382	
TOTAL OB/XF													16,755			

BUILDING NOTES												
BAS=[YR=1993] W30 S24 E30 N24\$.												

BUILDING DIMENSIONS												
BAS=[YR=1993] W30 S24 E30 N24\$.												

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 T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	001700	C	1STORY OFF	0	0003	CN	0.00	0.00	18,003.00	SF		1.00	1.00	1.00	8.00	8.00	144,024								
2	000115	C	SFR ACRES	0	0003	RS-1	0.00	0.00	0.89	AC		1.00	1.00	1.00	250,000.00	250,000.00	221,750								