

E80 FT OF W122 FT OF N125
FT OF LOT 46 IN OR 1678/1363
CITRONA UNR

MURPHY DANIEL P & DEBRA J
2008 BEECH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1180-0046-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 60
Exterior Wall	31	HARDIE BRD 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 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.	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
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NEIGHBORHOOD/LOC	1008.00
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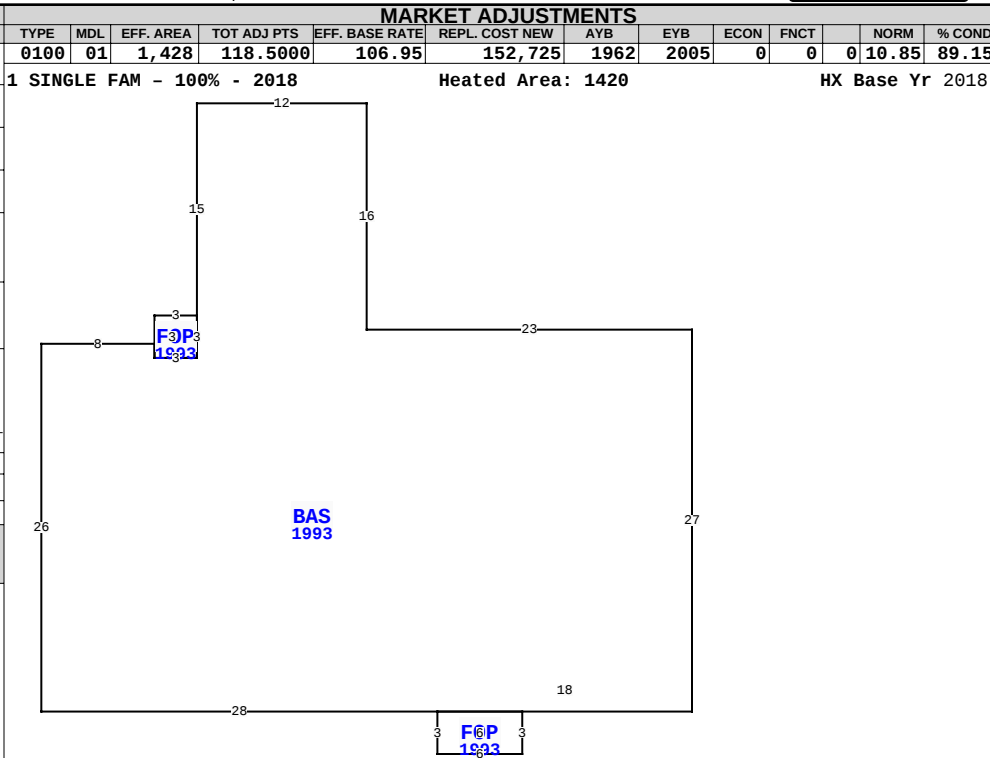
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,420	100	1,420	135,391
FOP	9	30	3	286
FOP	18	30	5	477

TOTALS	1,447	1,428	136,154
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	63	8	504.00	SF	6.50
2	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50
3	0810	CONCRETE A	0	100	25	8	200.00	SF	6.50
4	0855	CONC PAVER	0	100	12	9	108.00	SF	10.00
6	0810	CONCRETE A	0	100	0	0	306.00	SF	6.50
7	0510	GARAGE WD-	0	100	18	35	630.00	SF	35.00
8	0810	CONCRETE A	0	100	3	18	54.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-1A	80.00	125.00	80.00

REVIEW DATE	01/14/2021	BY	TWA
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2008 BEECH ST, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF									
23,459									

Total Acres: 0.00	Total Land Value: 192,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					136,154				
TOTAL MARKET OB/XF VALUE					23,459				
TOTAL LAND VALUE - MARKET					192,000				
TOTAL MARKET VALUE					351,613				
SOH/AGL Deduction					138,446				
ASSESSED VALUE					213,167				
TOTAL EXEMPTION VALUE					HX HB DX SX 105,000				
BASE TAXABLE VALUE					108,167				
TOTAL JUST VALUE					351,613				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					296,560				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162217	CARPORT	27,313	08/15/2016
20110148	H/AC	3,800	02/03/2011
20052747	H/AC	3,000	09/27/2005
20052635	REMODEL	1,000	09/12/2005
20052437	REMODEL	5,000	08/15/2005
20052387	REMODEL	50,000	08/05/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1678/1363	5/24/2010	WD	Q	I	01	186,500	
GRANTOR: MICKLER KATHERINE I							
GRANTEE: MURPHY DANIEL P & D							
1678/1357	5/11/2010	WD	U	I	11	100	
GRANTOR: FULCRUM FINANCING INC							
GRANTEE: MICKLER KATHERINE I							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W23 N16 W12 S15 FOP=[YR=1993] W3 S3 E3 N3S\$3W3N1W8 S26 E28 FOP=[YR=1993] S3E6N3W6\$E18 N27\$.									

OTHER ADJUSTMENTS AND NOTES									

Common: 192,000	PRINTED 08/02/2023 BY SYS
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