



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,322	100	1,322	173,275
FGR	456	55	251	32,899
FOP	82	30	25	3,277
PTO	130	5	6	786
UOP	200	20	40	5,243
TOTALS	2,190		1,644	215,479

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	723.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0			0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	1,644	122.2980	145.23	238,758	1992	2002	0	0
1 SNGL FAM - 0% - 0 Heated Area: 1322 HX Base Yr									

2341 SUSSEX LN, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	215,479		
TOTAL MARKET OB/XF VALUE	2,481		
TOTAL LAND VALUE - MARKET	130,000		
TOTAL MARKET VALUE	347,960		
SOH/AGL Deduction	0		
ASSESSED VALUE	347,960		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	347,960		
TOTAL JUST VALUE	347,960		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	354,546		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101261	H/AC	3,500	08/03/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2477/0936	7/06/2021	WD Q	Q	I	01
GRANTOR: MURPHY STEVEN P & ROS					SALE PRICE
GRANTEE: SANDER VERENA					422,000
2021/0245	12/23/2015	WD Q	Q	I	01
GRANTOR: MARTINEZ-JIMENEZ OCTA					230,000
GRANTEE: MURPHY STEVEN P & R					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W25 UOP=[YR=2008] N10 W20 S10 E20\$ W20 S29 FGR=[YR=1993] S24 E20 N8 PTO=[YR=2008] E10 N13 W10 S13 \$ N13 FOP=[YR=1993] E14 N8 W4 S3 W10 S5\$ W10 N3 W2 N3 W2 S3 W6\$E6 N3 E2 S3 E2 S3 E10 N5 E10 N3 E4 S8 E11 N32\$.									

TOTAL OB/XF									
2,481									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0			0.00	0.00	1.00