S75 FT OF LOT 21
IN OR 2442/1594
MIRAMAR BEACH PB 2/61

MURPHY LEIF 2020 GST-EX TRUST/MURPHY LEIF M TRUSTE
5129 ANNESWAY DRIVE
NASHVILLE, TN 37205

2023

00-00-31-1460-0021-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100
Quality	04	Quality Level 04

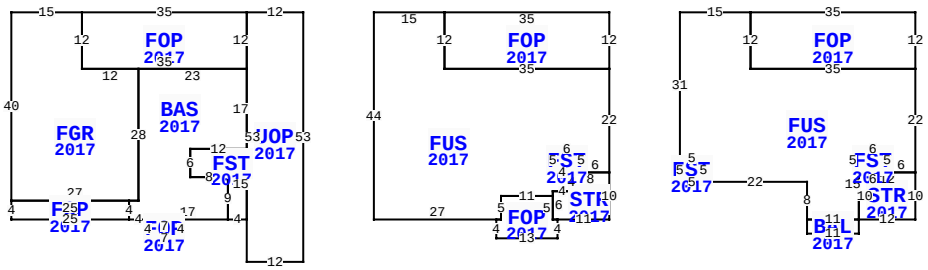
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	33	15	5	1,313
BAS	636	100	636	166,983
FGR	936	55	515	135,214
FOP	28	30	8	2,101
FOP	100	30	30	7,877
FOP	107	30	32	8,401
FOP	420	30	126	33,081
FOP	420	30	126	33,081
FOP	420	30	126	33,081
FST	25	55	14	3,675
TOTALS	7,133		4,838	1,270,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	4,838	188.2936	268.32	1,298,132	2017	2017	0	0	0	2.15	97.85

1 SFR CUST – 0% - 0 Heated Area: 3616 HX Base Yr



** This building has 18 Sub-Areas

1632 S FLETCHER AVE, FERNANDINA BEACH

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

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
1	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	3,920	
2	0855	CONC PAVER	0	0	0	0	1,695.00	SF	7.00	7.00	100	2017	2017	3	97	11,509	
3	0861	POOL GUNIT	0	0	0	0	314.00	SF	85.00	85.00	100	2017	2017	3	87	23,220	
4	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2017	2017	3	82	4,100	
5	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	82	1,640	
6	0416	DUNEWALKS	0	0	0	0	476.00	SF	30.00	30.00	100	2017	2017	3	82	11,710	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,270,222
TOTAL MARKET OB/XF VALUE	56,099
TOTAL LAND VALUE - MARKET	1,125,000
TOTAL MARKET VALUE	2,451,321
SOH/AGL Deduction	125,061
ASSESSED VALUE	2,326,260
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,326,260
TOTAL JUST VALUE	2,451,321
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,482,288

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162596	SWIM POOL	40,000	09/23/2016
20162169	NEW CONSTR	464,463	08/09/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2441/0499	12/30/2020	SW	U	I	11	100
GRANTOR: MURPHY LEIF M REVOCAB						
GRANTEE: MURPHY LEIF M 2020						
2440/0675	12/30/2020	SW	U	I	11	100
GRANTOR: MURPHY LEIF M & PAULA						
GRANTEE: MURPHY LEIF M & PAU						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2017] W12 FOP=[YR=2017] W35 FGR=[YR=2017] W15 S40 FOP=[YR=2017] S4 E25 BAS=[YR=2017] E4 FOP=[YR=2017] S4 E7 N4 W7 $ E17 FST=[YR=2017] E4 N15 W12 S6 E8 S9$ N9 W8 N6 E12 N17 W23 S28 W2 S4$ N4 W25$ E27 N28 W12 N12 $ S12 E35 N12$ S53 E12 N53$ PTR=E15 FUS=[YR=2017] E15 FOP=[YR=2017] E35 S12 W35 N12$ S12 E35 S22 STR=[YR=2017] S10 W11 FOP=[YR=2017] S4 W13 N4 E1 N5 E11 S5 E1$ W1 N6 E4 N4 FST=[YR=2017] W4 N5 E6 S5 W2$ E8$ W6 N5 W6 S5 E4 S4 W4 S1 W11 S5 W27 N44$ W15$ PTR=E80 FUS=[YR=2017] E15 FOP=[YR=2017] E35 S12 W35 N12$ S12 E35 S22 STR=[YR=2017] S10 W12 BAL=[YR=2017] S3 W11 N3 E11$ N10 FST=[YR=2017] N5 E6 S5 W6$ E12$ W6 N5 W6 S15 W11 N8 W22 FST=[YR=2017] W5 N5 E5 S5$ N5 W5 N31$ W80 $.

LAND DESCRIPTION

TOTAL OB/XF 56,099

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	000120	C	SFR OCN FT	0	0006	R-1	75.00	150.00	75.00	FF		1.00	1.00	1.00	15,000.00	15,000.00	1,125,000							

REVIEW DATE 11/27/2017 BY DJ Total Acres: 0.00 Total Land Value: 1,125,000 Market: 0 Agricultural: 0 Common: 1,125,000 PRINTED 08/02/2023 BY SYS