UNIT 8D
IN OR 776 PG 1673
SEA CHASE @ OCEAN VILLAGE

MURPHY MARY SUSAN TRUSTEE
K/A MARY S MURPHY LIVING TRUST, 5242 SEA CHASE DRIVE #4
FERNANDINA BEACH, FL 32034

2023

00-SB-30-194D-008D-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	POOL	POOL 100
Location	END	END 100
View	OCEAN	OCEAN 100
Desirability	P/H NORTH	P/H NORTH 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	ATT GARAGE	ATT GARAGE 100
Bedrooms		4 100
Bathrooms		4 100
Oth Rooms		2 100
Quality	04	Quality Level 04
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	0		0	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1943100		0				1996	1996	100	100	0		

1 CONDO – 100% - 2003 SQFT=2617 HX Base Yr 2003

5242 SEA CHASE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		1,460,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		1,460,000
SOH/AGL Deduction		514,549
ASSESSED VALUE		945,451
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		895,451
TOTAL JUST VALUE		1,460,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,320,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M15251	MECH OTHER	0	04/01/2010
B21619	DOORS	8,500	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0776/1673	11/14/1996	WD	Q	I		454,000

GRANTOR: NASSAU BEACH DEVELOPM

GRANTEE: MURPHY MARY SUSAN T

BUILDING NOTES

BUILDING DIMENSIONS

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

REVIEW DATE 10/14/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS