

LOT 17
IN OR 1896/1134 (EX WELL/ELEC
ESMT PT OR 948/1691)

MURPHY JEFFREY L & MELONIE S
139 LONG POINT DR
FERNANDINA BEACH, FL 32034

2023

03-6N-29-00SP-0017-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	10	ABOVE AVG 70	0500	11	6,350	156.0736	222.40	1,412,240	1999	1999	0	0	0	11.15	88.85	VALUATION BY		STANDARD														
Exterior Wall	17	CB STUCCO 30	1 SFR CUST - 100% - 2014										Heated Area: 5455					HX Base Yr 2014					Tax Group: 5		Tax Dist:							
Roof Structur	08	IRREGULAR 100															BUILDING MARKET VALUE		1,254,775													
Roof Cover	07	CONC TILE 100															TOTAL MARKET OB/XF VALUE		79,772													
Interior Wall	05	DRYWALL 100															TOTAL LAND VALUE - MARKET		600,000													
Interior Floor	11	CLAY TILE 70															TOTAL MARKET VALUE		1,934,547													
Interior Floor	14	CARPET 30															SOH/AGL Deduction		785,087													
Air Condition	03	CENTRAL 100															ASSESSED VALUE		1,149,460													
Heating Type	04	AIR DUCTED 100															TOTAL EXEMPTION VALUE		50,000													
Bedrooms	4	100															BASE TAXABLE VALUE		1,099,460													
Bathrooms	4.5	100															TOTAL JUST VALUE		1,934,547													
Frame	02	WOOD FRAME 100															NCON VALUE		0													
Stories	4.	100															INCOME VALUE															
Units	0	100															PREVIOUS YEAR MKT VALUE		1,231,253													