

IN OR 623/1035 & OR 861/291
& IN OR 863/1418 & OR 919/1819
& IN OR 1151/687

LARKIN LINDA P/MURPHY MARGARET PRIM ET AL
2001 US HWY 1
VERO BEACH, FL 32960

2023

10-2N-28-0000-0024-0010

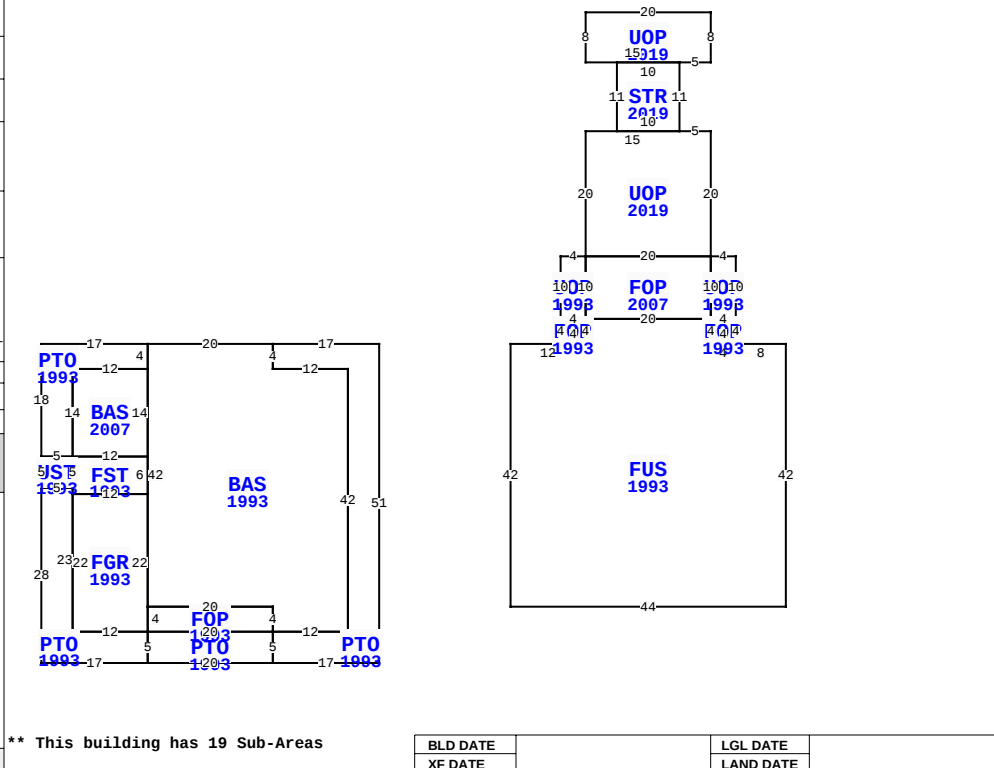


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	08 WD ON PLY 50
Exterior Wall	17 CB STUCCO 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 70
Interior Wall	01 MINIMUM 30
Interior Floor	08 SHT VINYL 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	6 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 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
NEIGHBORHOOD/LOC	1053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	134,453
BAS	168	100	168	16,807
FGR	264	55	145	14,506
FOP	16	30	5	500
FOP	16	30	5	500
FOP	80	30	24	2,401
FOP	200	30	60	6,003
FST	72	55	40	4,001
FUS	1,928	100	1,928	192,876
PTO	100	5	5	500
TOTALS	5,664		3,909	391,055

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,909	87.4800	124.66	487,296	1972	1990	0	0	19.75	80.25
1 SFR CUST - 0% - 0 Heated Area: 3440 HX Base Yr											



** This building has 19 Sub-Areas											
4200 S FLETCHER AVE, FERNANDINA BEACH											
TOTAL OB/XF 9,627											

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	SFR OCN FT	0		R-1A	100.00	400.00	100.00

UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
FF		1.00	1.00	1.00	16,500.00	16,500.00	1,650,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			391,055
TOTAL MARKET OB/XF VALUE			9,627
TOTAL LAND VALUE - MARKET			1,650,000
TOTAL MARKET VALUE			2,050,682
SOH/AGL Deduction			0
ASSESSED VALUE			2,050,682
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			2,050,682
TOTAL JUST VALUE			2,050,682
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,035,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9610005	REMODEL	2,783	08/29/1996
5346	XFOB	4,430	05/04/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1151/0687	7/07/2003	WD	U	I	06
GRANTOR: LARKIN MARGARET PRIM					
GRANTEE: LEONARD LINDA L & L					
0919/1819	2/14/2000	WD	U	I	01
GRANTOR: LARKIN MARGARET PRIM					
GRANTEE: LEONARD LINDA LARKI					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
PTO=[YR=1993] W17 BAS=[YR=1993] W20 PTO=[YR=1993] W17 S18 UST=[YR=1993] S5 PTO=[YR=1993] S28 E17 PTO=[YR=1993] E20 N5 FOP=[YR=1993] N4 W20 S4 E20 W20 S5 \$ N5 FGR=[YR=1993] N22 W12 S22 E12 \$ W12 N23 W5 \$ E5 FST=[YR=1993] S1 E12 N6 W12 S5 \$ N5 W5 \$ E5 BAS=[YR=2007] E12 N14 W12 S14 \$ N14 E12 N4 \$ S42 E20 S4 E12 N42 W12 N4 \$ S4 E12 S42 W12 S5 E17 N51 \$ PTR= E65 S42 FUS=[YR=1993] N42 W8 FOP=[YR=1993] N4 UOP=[YR=1993] N10 W4 UOP=[YR=2019] N20 W5 STR=[YR=2019] N11 UOP=[YR=2019] E5 N8 W20 S8 E15\$ W10 S11 E10\$ W15 S20 E20\$ FOP=[YR=2007] W20 UOP=[YR=1993] W4 S10 FOP=[YR=1993] S4 E4 N4 W4 \$ E4 N10 \$ S10 E20 N10\$ S10 E4\$ W4 S4 E4\$ W4 N4 W20 S4 W12 S42 E44 \$ N42 W65 \$.									