PT OF LOTS 25 26 & 27 (S-4)
IN OR 2727/1681
PRCL 5-1 SEC 50-2N-28 1025/703

MURPHY PAUL S & MARY ANN JOINT REV TRUST/MURPHY PA
4742 OLIVER LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0760-0025-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

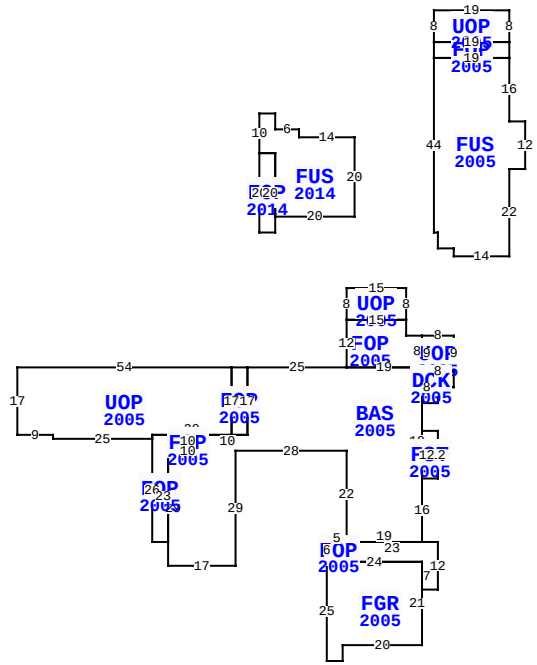
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	04	C ABOVE GD 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,894	100	1,894	219,183
DCK	48	10	5	579
FGR	520	55	286	33,098
FOP	40	30	12	1,389
FOP	68	30	20	2,314
FOP	76	30	23	2,662
FOP	108	30	32	3,703
FOP	173	30	52	6,018
FOP	212	30	64	7,406
FOP	80	30	24	2,777
TOTALS	5,990		4,131	478,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,131	101.7324	127.17	525,339	2005	2005	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2006 Heated Area: 3330 HX Base Yr 2006



** This building has 17 Sub-Areas

4742 OLIVER LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		584,786
TOTAL MARKET OB/XF VALUE		51,205
TOTAL LAND VALUE - MARKET		1,244,724
TOTAL MARKET VALUE		1,880,715
SOH/AGL Deduction		935,133
ASSESSED VALUE		945,582
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		895,582
TOTAL JUST VALUE		1,880,715
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,859,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313704	REPAIR/RRF	8,916	11/01/2013
B1327731	ADD 467 SF	70,000	09/01/2013
C22192	CO ISSUED	0	07/21/2009
M14581	MECH OTHER	0	06/01/2009
P13673	OTHER	0	02/01/2009
B22192	NEW CONSTR	83,457	01/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2727/1681	7/05/2024	WD	U	I	11	100
GRANTOR: MURPHY PAUL S & MARY						
GRANTEE: MURPHY PAUL S & MAR						
1038/1273	2/20/2002	QC	U	V	06	100
GRANTOR: OLIVER MARY LUKE L/E						
GRANTEE: MURPHY PAUL S & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2005] W8 FOP=[YR=2005] W4 N4 UOP=[YR=2005] N8 W15 S8 E15$ W15 S12 BAS=[YR=2005] W25 FOP=[YR=2005] W4 UOP=[YR=2005] W54 S17 E9 S1 E25 FOP=[YR=2005] S26 E4 N23 FOP=[YR=2005] E10 N4 W10 S4$ N4 W4 S1$ N1 E20 N17$ S17 E4 N17$ S17 W10 S4 W10 S29 E17 N29 E28 S22 FOP=[YR=2005] W5 S6 FGR=[YR=2005] S25 E4 N4 E20 N21 W24$ E24 S7 E4 N12 W23 N1$ S1 E19 N16 FST=[YR=2005] E4 N12 W4 S12$ N19 DCK=[YR=2005] E4 N4 E4 N4 W8 S8$ N9 W19$ E19 N8$ S9 E8 N9$ PTR=N20 FUS=[YR=2005] N2 W4 N4 W1 N44 FOP=[YR=2005] N4 UOP=[YR=2005] N8 E19 S8 W19$ E19 S4 W19$ E19 S16 E4 S12 W4 S22 W14 $ S20$ PTR=N50 W25 FUS=[YR=2014] W14 N2 W6 N4 W4 S10 FOP=[YR=2014] S20 E4 N20 W4$ E4 S16 E20 N20$ E25 S50$.

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	89	1,780	
2	0810	CONCRETE A	0	100	0	0	276.00	SF	6.50	6.50	100	2005	2005	3	86	1,543	
3	0861	POOL GUNIT	0	100	28	9	252.00	SF	85.00	85.00	100	2005	2005	3	40	8,568	
4	0810	CONCRETE A	0	100	7	7	49.00	SF	6.50	6.50	100	2005	2005	3	86	274	
5	0920	CWALL-WD/M	0	100	0	0	144.00	LF	390.00	390.00	100	2005	2005	3	24	13,478	
6	1126	CB/STC 8"	0	100	0	0	457.00	SF	8.00	8.00	100	2005	2005	3	86	3,144	
7	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1995	1995	3	23	1,150	
8	0462	ST/AL FNC	0	100	0	0	528.00	SF	10.00	10.00	100	2005	2005	3	40	2,112	
9	0819	CONC 12"	0	100	19	2	38.00	SF	9.50	9.50	100	2005	2005	3	86	310	
10	1121	CB 4"	0	100	24	1	24.00	SF	5.00	5.00	100	2005	2005	3	86	103	

LAND DESCRIPTION

TOTAL OB/XF 32,462

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	000132	C	SFR RIVER	100		RSF-1	157.00	350.00	157.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	1,177,500							
2	000115	C	SFR ACRES	100		RSF-1	0.00	0.00	0.79	AC		1.00	1.00	1.00	85,000.00	85,000.00	67,150							
3	009620	C	MARSH	100		RSF-1	0.00	0.00	0.74	AC		1.00	1.00	1.00	100.00	100.00	74							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 1.53 Total Land Value: 1,244,724 Market: 0 Agricultural: 0 Common: 1,244,724 PRINTED 08/06/2024 BY SYS

PT OF LOTS 25 26 & 27 (S-4)
IN OR 2727/1681
PRCL 5-1 SEC 50-2N-28 1025/703

MURPHY PAUL S & MARY ANN JOINT REV TRUST/MURPHY PA
4742 OLIVER LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0760-0025-0040

BUILDING CHARACTERISTICS

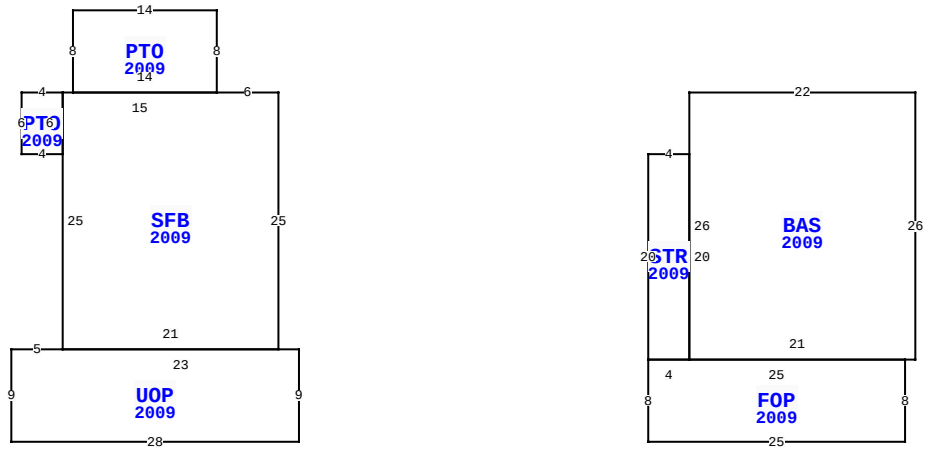
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	572	100	572	54,653
FOP	200	30	60	5,733
PTO	24	5	1	96
PTO	112	5	6	573
SFB	525	80	420	40,130
STR	80	10	8	764
UOP	252	20	50	4,777
TOTALS	1,765		1,117	106,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,117	108.1500	102.74	114,761	2009	2009	0	0	0	7.00	93.00

2 SINGLE FAM – 100% - 2006 Heated Area: 992 HX Base Yr 2006



4742 OLIVER LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		584,786
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TOTAL MARKET VALUE		1,880,715
SOH/AGL Deduction		935,133
ASSESSED VALUE		945,582
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		895,582
TOTAL JUST VALUE		1,880,715
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,859,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R11716	REPAIR/RRF	10,000	01/01/2009
B0412127	NEW CONSTR	240,000	01/01/2004
R045727	REPAIR/RRF	10,000	01/01/2004
B0209390	NEW CONSTR	400,000	03/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2727/1681	7/05/2024	WD	U	I	11	100
GRANTOR: MURPHY PAUL S & MARY						
GRANTEE: MURPHY PAUL S & MAR						
1038/1273	2/20/2002	QC	U	V	06	100
GRANTOR: OLIVER MARY LUKE L/E						
GRANTEE: MURPHY PAUL S & MAR						

BUILDING NOTES

EXTRA FEATURES

L N	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
11	0300	BOAT DCK W	0	100	0	0	1,045.00	SF	40.00	40.00	100	2006	2006	3	44	18,392	
12	0350	CARPORT WD	0	100	10	10	100.00	SF	13.00	13.00	100	2006	2006	3	27	351	

BUILDING DIMENSIONS

SFB=[YR=2009] W6 PTO=[YR=2009] N8 W14 S8 E14$ W15
PTO=[YR=2009] W4 S6 E4 N6$ S25 UOP=[YR=2009] W5 S9 E28 N9
W23$ E21 N25$ PTR=E40 BAS=[YR=2009] E22 S26 W1 FOP=[YR=2009]
S8 W25 N8 STR=[YR=2009] N20 E4 S20 W4$ E25$ W21 N26$ W40$.

LAND DESCRIPTION

TOTAL OB/XF 18,743

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/31/2024 BY KBA Total Acres: 1.53 Total Land Value: 1,244,724 Market: 0 Agricultural: 0 Common: 1,244,724 PRINTED 08/06/2024 BY SYS