

PT OF N1/2 OF LOT 13 IN
OR 2286/1181(EX UTIL ESMT'S IN
OR 772/892 & OR 1569/198)

5028 FIRST COAST LLC/
960194 GATEWAY BLVD STE 101
FERNANDINA BEACH, FL 32034

2024

00-00-30-0780-0013-0040



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 50	
Exterior Wall	15	CONC BLOCK 50	
Roof Structure	04	WOOD TRUSS 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Fixtures		2 100	
Frame	03	MASONRY 100	
Story Height		8 100	
RMS		4 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC		3016.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	720	100	720
			41,374
TOTALS	720		720
			41,374

MARKET ADJUSTMENTS																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																	
1701	04	720	92.1375	130.60	94,032	1974	1984	0	0	56.00	44.00																	
3 OFFICE 1&2 - 0% - 0																												
Heated Area: 720 HX Base Yr																												
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>07/01/2022</th> <th>KK</th> <th>LGL DATE</th> <th></th> </tr> <tr> <th>XF DATE</th> <th>07/01/2022</th> <th>KK</th> <th>LAND DATE</th> <th>07/01/2022</th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> <th></th> </tr> </thead> </table>														BLD DATE	07/01/2022	KK	LGL DATE		XF DATE	07/01/2022	KK	LAND DATE	07/01/2022	INC DATE			AG DATE	
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INC DATE			AG DATE																									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			41,374
TOTAL MARKET OB/XF VALUE			16,361
TOTAL LAND VALUE - MARKET			365,774
TOTAL MARKET VALUE			423,509
SOH/AGL Deduction			60,938
ASSESSED VALUE			362,571
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			362,571
TOTAL JUST VALUE			423,509
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			426,805

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0719509	DEMOLITION	0	01/01/2007
C19509	CO ISSUED	0	01/01/2007
B0412822	NEW CONSTR	400,000	05/01/2004
B0412482	FOUNDATION	5,200	03/01/2004
B0412483	NEW CONSTR	0	03/01/2004
MH010086	MH MOVE-ON	0	06/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2286/1181	7/01/2019	WD U	U	I	37	1,600,000
GRANTOR: MURPHY DONALD L JR &						
GRANTEE: 5028 FIRST COAST LL						
1001/0199	8/03/2001	WD U	U	I	07	100
GRANTOR: MURRAY WESLEY & ERNES						
GRANTEE: MURPHY DONALD L JR						

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
1	0402	CONC BUMPE	0	0	0	1.00	UT	25.00	25.00	100	1996	1996	3	79	20	
2	0811	CONCRETE B	0	0	26	22	SF	5.20	5.20	100	1996	1996	3	72	2,142	
3	0803	ASPHALT C	0	0	0	7,132.00	SF	2.00	2.00	100	2004	2004	3	54	7,703	
4	0400	CONC CURB	0	0	0	464.00	LF	15.00	15.00	100	2004	2004	3	88	6,125	
5	0097	AWNING CN	0	0	0	6.00	SF	65.00	65.00	100	2021	2021	3	95	371	
TOTALS														16,361		

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W30 S24 E30 N24\$.

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	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
1	001700	C	1STORY OFF	0	0003	RSF-1	0.00	0.00	18,003.00	SF		1.00	1.00	1.00	8.00	8.00	144,024							
2	000115	C	SFR ACRES	0	0003	RSF-1	0.00	0.00	0.89	AC		1.00	1.00	1.00	250,000.00	250,000.00	221,750							