LOT 3
BUCKS FDNA BEACH #1 PB 2/30

MURRAY EVE LEE & WILLIAM A
455 LOCKLIER ROAD
HOMERVILLE, GA 31634

2024

00-00-31-114A-0003-0000

BUILDING CHARACTERISTICS

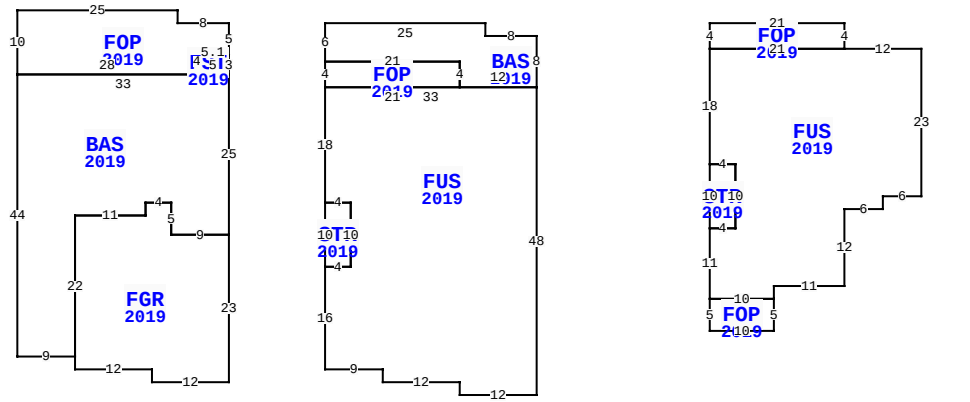
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	230	100	230	135,133
BAS	943	100	943	554,046
FGR	581	55	320	188,012
FOP	50	30	15	8,813
FOP	84	30	25	14,689
FOP	84	30	25	14,689
FOP	297	30	89	52,291
FST	18	55	10	5,875
FUS	1,045	100	1,045	613,975
FUS	1,484	100	1,484	871,903
TOTALS	4,896		4,194	2,464,124

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
0500	22	4,194	419.5940	629.39	2,639,662	2019	2019	0	0	5	1.65	93.35

2 SFR CUST – 100% - 2024 Heated Area: 3702 HX Base Yr 2024



** This building has 12 Sub-Areas

2364 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024 MLU
INC DATE		AG DATE	

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	0415	BEACHWALK	0	100	0	0	940.00	SF	5.75	5.75	100	2019	2019	3	86	4,648	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	
3	0861	POOL GUNIT	0	100	0	0	315.00	SF	85.00	85.00	100	2019	2019	3	90	24,098	
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2019	2019	3	86	8,600	
5	0855	CONC PAVER	0	100	0	0	1,431.00	SF	10.00	10.00	100	2019	2019	3	98	14,024	
6	0855	CONC PAVER	0	100	0	0	210.00	SF	10.00	10.00	100	2019	2019	3	98	2,058	
7	0855	CONC PAVER	0	100	0	0	174.00	SF	10.00	10.00	100	2019	2019	3	98	1,705	
8	0462	ST/AL FNC	0	100	0	0	284.00	SF	10.00	10.00	100	2019	2019	3	90	2,556	
9	0855	CONC PAVER	0	100	0	0	1,064.00	SF	10.00	10.00	100	2019	2019	3	98	10,427	
10	1076	TRELLIS A	0	100	8	4	32.00	SF	7.50	7.50	100	2019	2019	3	90	216	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		2,464,124
TOTAL MARKET OB/XF VALUE		72,121
TOTAL LAND VALUE - MARKET		825,000
TOTAL MARKET VALUE		3,361,245
SOH/AGL Deduction		500,000
ASSESSED VALUE		2,861,245
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		2,811,245
TOTAL JUST VALUE		3,361,245
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,039,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172714	CO ISSUED	0	12/05/2019
20181293	BOARDWALK	20,000	04/18/2018
20181242	SWIM POOL	67,410	04/02/2018
20172714	NEW CONSTR	420,408	08/31/2017
20171807	DEMOLITION	10,000	06/12/2017
B020008	REPAIR/RRF	3,000	01/09/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2700/1647	3/20/2024	WD	Q	I	01	5,000,000
GRANTOR: ETTLING MICHAEL E & C						
GRANTEE: MURRAY EVE LEE & WI						
2491/1482	8/27/2021	WD	Q	I	01	3,800,000
GRANTOR: FENDER DANA E & HOPE						
GRANTEE: ETTLING MICHAEL E &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W8 N2 W25 S10 BAS=[YR=2019] S44 E9 FGR=[YR=2019] S2 E12 S2 E12 N23 W9 N5 W4 S2 W11 S22$ N22 E11 N2 E4 S5 E9 N25 FST=[YR=2019] N3 U1 L5 S4 E5$ W33$ E28 N4 D1 R5 N5$ PTR=E15 BAS=[YR=2019] E25 S2 E8 S8 FUS=[YR=2019] S48 W12 N2 W12 N2 W9 N16 STR=[YR=2019] N10 E4 S10 W4$ E4 N10 W4 N18 FOP=[YR=2019] N4 E21 S4 W21$ E33$ W12 N4 W21 N6 $ W15$ PTR=E75FOP=[YR=2019] E21 S4 FUS=[YR=2019] E12 S23 W6 S2 W6 S12 W11 S2 FOP=[YR=2019] S5 W10 N5 E10$ W10 N11 STR=[YR=2019] N10 E4 S10 W4$ E4 N10 W4 N18 E21$ W21 N4$ W75 $.

LAND DESCRIPTION

TOTAL OB/XF 71,797

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	000120	C	SFR OCN FT	100		R-2	50.00	290.00	50.00	FF		1.00	1.00	1.00	16,500.00	16,500.00	825,000							

REVIEW DATE 12/10/2019 BY DJ Total Acres: 0.00 Total Land Value: 825,000 Market: 0 Agricultural: 0 Common: 825,000 PRINTED 08/06/2024 BY SYS

LOT 3
BUCKS FDNA BEACH #1 PB 2/30

MURRAY EVE LEE & WILLIAM A
455 LOCKLIER ROAD
HOMERVILLE, GA 31634

2024

00-00-31-114A-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1052.00		

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

MARKET ADJUSTMENTS

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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		2,464,124
TOTAL MARKET OB/XF VALUE		72,121
TOTAL LAND VALUE - MARKET		825,000
TOTAL MARKET VALUE		3,361,245
SOH/AGL Deduction		500,000
ASSESSED VALUE		2,861,245
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		2,811,245
TOTAL JUST VALUE		3,361,245
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,039,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9610151	REPAIR/RRF	1,800	11/19/1996
7415	REMODEL	2,500	11/05/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2700/1647	3/20/2024	WD	Q	I	01	5,000,000
GRANTOR: ETTLING MICHAEL E & C						
GRANTEE: MURRAY EVE LEE & WI						
2491/1482	8/27/2021	WD	Q	I	01	3,800,000
GRANTOR: FENDER DANA E & HOPE						
GRANTEE: ETTLING MICHAEL E &						

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
11	1076	TRELLIS A	0	100	12	4	48.00	SF	7.50	7.50	100	2019	2019	3	90	324	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 324

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 12/10/2019 BY DJ Total Acres: 0.00 Total Land Value: 825,000 Market: 0 Agricultural: 0 Common: 825,000 PRINTED 08/06/2024 BY SYS