E80 FT OF W122 FT OF N125
FT OF LOT 46 IN OR 1678/1363
CITRONA UNR

MURPHY DANIEL P & DEBRA J
2008 BEECH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1180-0046-0030

BUILDING CHARACTERISTICS

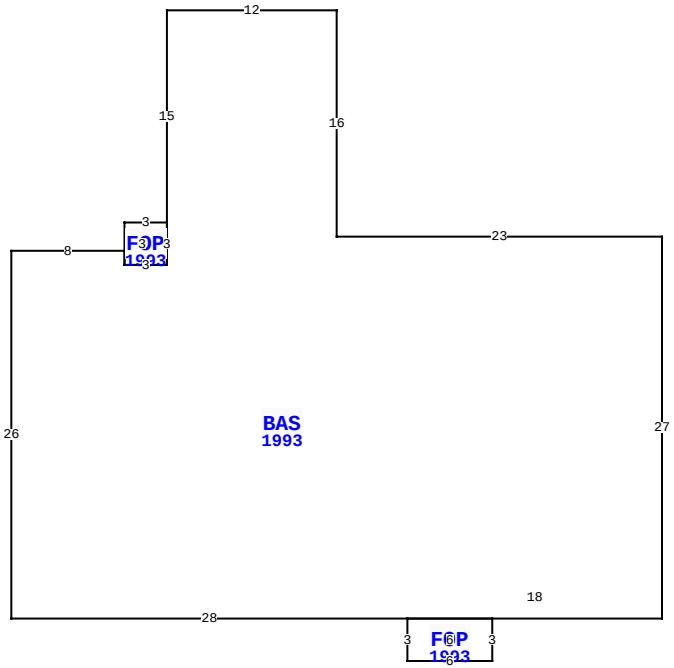
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 60
Exterior Wall	31	HARDIE BRD 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,420	100	1,420	141,480
FOP	9	30	3	299
FOP	18	30	5	498
TOTALS	1,447		1,428	142,276

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,428	118.5000	112.58	160,764	1962	2005	0	0	0	11.50	88.50

1 SINGLE FAM – 100% - 2018 Heated Area: 1420 HX Base Yr 2018



2008 BEECH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		142,276
TOTAL MARKET OB/XF VALUE		22,752
TOTAL LAND VALUE - MARKET		224,000
TOTAL MARKET VALUE		389,028
SOH/AGL Deduction		169,466
ASSESSED VALUE		219,562
TOTAL EXEMPTION VALUE	HX HB DX SX	105,000
BASE TAXABLE VALUE		114,562
TOTAL JUST VALUE		389,028
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162217	CARPORT	27,313	08/15/2016
20110148	H/AC	3,800	02/03/2011
20052747	H/AC	3,000	09/27/2005
20052635	REMODEL	1,000	09/12/2005
20052437	REMODEL	5,000	08/15/2005
20052387	REMODEL	50,000	08/05/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1678/1363	5/24/2010	WD	Q	I	01	186,500
GRANTOR: MICKLER KATHERINE I						
GRANTEE: MURPHY DANIEL P & D						
1678/1357	5/11/2010	WD	U	I	11	100
GRANTOR: FULCRUM FINANCING INC						
GRANTEE: MICKLER KATHERINE I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 N16 W12 S15 FOP=[YR=1993] W3 S3 E3 N3$S3W3N1W8 S26 E28 FOP=[YR=1993] S3E6N3W6$E18 N27$.

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	0810	CONCRETE A	0	100	63	8	504.00	SF	6.50	6.50	100	1962	1962	3	20	655	
2	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	1962	1962	3	20	98	
3	0810	CONCRETE A	0	100	25	8	200.00	SF	6.50	6.50	100	2006	2006	3	87	1,131	
4	0855	CONC PAVER	0	100	12	9	108.00	SF	10.00	10.00	100	2006	2006	3	87	940	
5	0810	CONCRETE A	0	100	0	0	306.00	SF	6.50	6.50	100	2006	2006	3	87	1,730	
6	0510	GARAGE WD-	0	100	18	35	630.00	SF	35.00	35.00	100	2016	2016	3	81	17,861	
7	0810	CONCRETE A	0	100	3	18	54.00	SF	6.50	6.50	100	2016	2016	3	96	337	

LAND DESCRIPTION

TOTAL OB/XF 22,752

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	000100	C	SFR	100	0006	R-1	80.00	125.00	80.00	FF		1.00	1.00	1.00	2,800.00	2,800.00	224,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 224,000 Market: 0 Agricultural: 0 Common: 224,000 PRINTED 08/06/2024 BY SYS