

LOT 136
IN OR 2673/1705
GA FDNA BEACH #2 UNR

MURPHY MARTIN & ROBIN
2000 CARRS CREEK BLVD
GREENBRIER, TN 37073

2024

00-00-31-134B-0136-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	376	15	56	7,919
BAS	1,236	100	1,236	174,787
BAS	190	100	190	26,869
FEP	96	80	77	10,889
UGR	190	45	86	12,161
UST	160	45	72	10,182

TOTALS	2,248		1,717	242,806
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0820	WOOD WALK	0	0	0	0	170.00	SF	11.75	11.75	799
2	1241	WD DECK G	0	0	16	4	64.00	UT	11.50	11.50	353
3	1241	WD DECK G	0	0	0	0	144.00	UT	11.50	11.50	480
4	0825	BRICK	0	0	23	2	46.00	SF	12.50	12.50	546
5	0940	SHEDS/PORT	0	0	8	6	48.00	SF	30.00	30.00	302
6	1242	WD DECK A	0	0	3	4	12.00	SF	10.00	10.00	37

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0	0006	R-2	75.00	100.00	75.00	FF	

REVIEW DATE 03/21/2024 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,717	123.6400	154.55	265,362	1940	2005	0	0	8.50	91.50
1 SNGL FAM - 0% - 2024 Heated Area: 1426 HX Base Yr											

BLD DATE				LGL DATE			
XF DATE				LAND DATE			
INC DATE				AG DATE			
522 N FLETCHER AVE, FERNANDINA BEACH				05/22/2024 MLU			

TOTAL OB/XF											
2,517											

Total Acres: 0.00 Total Land Value: 525,000 Market: 0 Agricultural: 0 Common: 525,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		242,806	
TOTAL MARKET OB/XF VALUE		2,517	
TOTAL LAND VALUE - MARKET		525,000	
TOTAL MARKET VALUE		770,323	
SOH/AGL Deduction		0	
ASSESSED VALUE		770,323	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		770,323	
TOTAL JUST VALUE		770,323	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		669,175	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150104	REMODEL	40,000	01/16/2015
20122036	OVERHD TO UG	1,800	10/02/2012
20121396	RE-ROOF	4,000	07/13/2012
20070796	REPLACE REAR STEP	0	03/30/2007
20041710	PIPE INTO CITY SE	4,000	09/21/2004
20040885	3 TON H/AC CONDEN	2,000	05/12/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2673/1705	10/06/2023	WD	Q	I	02	968,000	
GRANTOR: GORDON JONATHAN DALES							
GRANTEE: MURPHY MARTIN & ROB							
2614/0496	1/19/2023	QC	U	I	11	100	
GRANTOR: GORDON ASHLEY							
GRANTEE: GORDON JONATHAN DAL							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAL=[YR=2015] W15 N4 W14 S4 BAS=[YR=2015] W19 S10 BAS=[YR=1993] S27 E22 FEP=[YR=1993] S8 E12 N8 W12 \$ E20 N5 E6 N17 W6 N5 W42\$ E19 N10\$ S10 E23 S5 E6 N15\$ PTR= E15 UST=[YR=1993] E20 S8 W10 UGR=[YR=1993] S19 W10 N19 E10 \$ W10 N8 \$ W15 \$.											

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