

S75 FT OF LOT 21
IN OR 2442/1594
MIRAMAR BEACH PB 2/61

MURPHY LEIF 2020 GST-EX TRUST/MURPHY LEIF M TRUSTE
5129 ANNESWAY DRIVE
NASHVILLE, TN 37205

2024

00-00-31-1460-0021-0020

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	15	HARDTILE 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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	12	4,838	188.2936	282.44	1,366,445	2017	2017	0	0	0	2.65	97.35
1 SFR CUST - 0% - 0												
Heated Area: 3616												
HX Base Yr												



NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		1,330,234			
TOTAL MARKET OB/XF VALUE		54,447			
TOTAL LAND VALUE - MARKET		1,237,500			
TOTAL MARKET VALUE		2,622,181			
SOH/AGL Deduction		63,295			
ASSESSED VALUE		2,558,886			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		2,558,886			
TOTAL JUST VALUE		2,622,181			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		2,451,321			

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1051.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAL	33	15
BAS	636	100
FGR	936	55
FOP	28	30
FOP	100	30
FOP	107	30
FOP	420	30
FOP	420	30
FOP	420	30
FOP	420	30
FST	25	55
TOTALS	7,133	4,838
		1,330,234

** This building has 18 Sub-Areas

1632 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE: 05/07/2024 MLU

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162596	SWIM POOL	40,000	09/23/2016
20162169	NEW CONSTR	464,463	08/09/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2441/0499	12/30/2020	SW	U	I	11	100
GRANTOR: MURPHY LEIF M REVOCAB						
GRANTEE: MURPHY LEIF M 2020						
2440/0675	12/30/2020	SW	U	I	11	100
GRANTOR: MURPHY LEIF M & PAULA						
GRANTEE: MURPHY LEIF M & PAU						

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	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	3,920	
2	0855	CONC PAVER	0	0	0	0	1,695.00	SF	7.00	7.00	100	2017	2017	3	97	11,509	
3	0861	POOL GUNIT	0	0	0	0	314.00	SF	85.00	85.00	100	2017	2017	3	84	22,420	
4	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2017	2017	3	78	3,900	
5	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	78	1,560	
6	0416	DUNEWALKS	0	0	0	0	476.00	SF	30.00	30.00	100	2017	2017	3	78	11,138	
TOTAL OB/XF 54,447																	

BUILDING NOTES									
BUILDING DIMENSIONS									
UOP=[YR=2017] W12 FOP=[YR=2017] W35 FGR=[YR=2017] W15 S40									
FOP=[YR=2017] S4 E25 BAS=[YR=2017] E4 FOP=[YR=2017] S4 E7 N4									
W7 \$ E17 FST=[YR=2017] E4 N15 W12 S6 E8 S9\$ N9 W8 N6 E12 N17									
W23 S28 W2 S4\$ N4 W25\$ E27 N28 W12 N12 \$ S12 E35 N12\$ S53 E12									
N53\$ PTR=E15 FUS=[YR=2017] E15 FOP=[YR=2017] E35 S12 W35									
N12\$ S12 E35 S22 STR=[YR=2017] S10 W11 FOP=[YR=2017] S4 W13									
N4 E1 N5 E11 S5 E1\$ W1 N6 E4 N4 FST=[YR=2017] W4 N5 E6 S5 W2\$									
E8\$ W6 N5 W6 S5 E4 S4 W4 S1 W11 S5 W27 N44\$ W15\$ PTR=E80									
FUS=[YR=2017] E15 FOP=[YR=2017] E35 S12 W35 N12\$ S12 E35 S22									
STR=[YR=2017] S10 W12 BAL=[YR=2017] S3 W11 N3 E11\$ N10									
FST=[YR=2017] N5 E6 S5 W6\$ E12\$ W6 N5 W6 S15 W11 N8 W22									
FST=[YR=2017] W5 N5 E5 S5\$ N5 W5 N11\$ W80 \$.									

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	DPH 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	0	0006	R-1	75.00	150.00	75.00	FF		1.00	1.00	1.00	16,500.00	16,500.00	1,237,500							