

MURPHY TODD L
2054 OAK MARSH DR
FERNANDINA BEACH, FL 32034

00-00-31-1510-0007-0000

REVIEW DATE	05/12/2019	BY	KBA	Total Acres: 0.00	Total Land Value: 747,500	Market: 0	Agricultural: 0	Common: 747,500	PRINTED 08/06/2024 BY SYS
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				2	
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY											
																									VALUATION BY										STANDARD
																									Tax Group: 2										Tax Dist:
																									BUILDING MARKET VALUE										405,075
																									TOTAL MARKET OB/XF VALUE										18,632
																									TOTAL LAND VALUE - MARKET										747,500
																									TOTAL MARKET VALUE										1,171,207
																									SOH/AGL Deduction										643,061
																									ASSESSED VALUE										528,146
																									TOTAL EXEMPTION VALUE										HX HB 50,000
																									BASE TAXABLE VALUE										478,146
																									TOTAL JUST VALUE										1,171,207
																									NCON VALUE										0
																									INCOME VALUE										
																									PREVIOUS YEAR MKT VALUE										923,239