

BLOCK 7 LOT 4
IN OR 2061/1810
OCEAN CITY N PB 2/38

MURPHY NIELS P & LYNNE O
949 ELDER LN
JACKSONVILLE, FL 32207

2024

00-00-31-1520-0007-0040



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	23 REINF CONC 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 70
Roof Cover	11 SLATE 30
Interior Wall	05 DRYWALL 100
Interior Floor	15 HARDTILE 60
Interior Floor	12 HARDWOOD 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	3.5 100
Frame	04 REIN CONC 100
Stories	3. 3. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

Quality	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	352	15	53	9,878
BAL	504	15	76	14,164
BAS	639	100	639	119,096
FGR	583	55	321	59,828
FOP	34	30	10	1,863
FOP	36	30	11	2,050
FUS	1,278	100	1,278	238,193
FUS	1,285	100	1,285	239,497

TOTALS	4,711	3,673	684,572
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0409	ELEVATOR R	0	0	0	1.00	UT	19,380.00	19,380.00
2	0416	DUNEWALKS	0	0	54	270.00	SF	15.00	15.00
3	0810	CONCRETE A	0	0	0	1,175.00	SF	6.50	6.50
4	1242	WD DECK A	0	0	8	32.00	SF	10.00	10.00
5	0855	CONC PAVER	0	0	0	860.00	SF	7.00	7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	SFR OCN FT	0	0006	R-1	75.00	75.00	75.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,673	128.9610	193.44	710,505	2010	2015	0	0	0	3.65
1 SFR CUST - 0% - 0											
Heated Area: 3202 HX Base Yr											

748 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0409	ELEVATOR R	0	0	0	1.00	UT	19,380.00	19,380.00	50	2010	2010	3	50	9,690	
2	0416	DUNEWALKS	0	0	54	270.00	SF	15.00	15.00	100	2010	2010	3	45	1,823	
3	0810	CONCRETE A	0	0	0	1,175.00	SF	6.50	6.50	100	2010	2010	3	91	6,950	
4	1242	WD DECK A	0	0	8	32.00	SF	10.00	10.00	100	2010	2010	3	45	144	
5	0855	CONC PAVER	0	0	0	860.00	SF	7.00	7.00	100	2013	2013	3	94	5,659	

TOTAL OB/XF										24,266						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000120	C	SFR OCN FT	0	0006	R-1	75.00	75.00	75.00	FF		1.00	1.00	1.00	16,500.00	16,500.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				684,572	
TOTAL MARKET OB/XF VALUE				24,266	
TOTAL LAND VALUE - MARKET				1,237,500	
TOTAL MARKET VALUE				1,946,338	
SOH/AGL Deduction				389,444	
ASSESSED VALUE				1,556,894	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				1,556,894	
TOTAL JUST VALUE				1,946,338	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,803,346	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210805	REPAIR/RRF	0	12/01/2021
20162918	DECK	11,673	10/26/2016
20100405	H/AC	12,000	03/05/2010
20091665	NEW CONSTR	6,000	12/08/2009
20091433	NEW CONSTR	4,650	10/20/2009
20091148	NEW CONSTR	520,000	08/28/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U I	V I	RSN CD
2061/1810	7/29/2016	WD	Q	I	01
GRANTOR: PERRY ALAN D					
GRANTEE: MURPHY NIELS P & LY					
2023/1223	10/05/2015	QC	U	I	11
GRANTOR: PERRY MARY ELIZABETH					
GRANTEE: PERRY ALAN DONALD					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2010] W15 BAS=[YR=2010] W27 S16W4 S13 E9 FOP=[YR=2010] S2E9N4W8S2W1\$ E1N2E14N2E7N5\$ S5W7S22E10S2 E12N29\$ PTR=E10S10FOP=[YR=2010] S9 FUS=[YR=2010] S14E10N2E11 D2 R5 E20 N10E2 N19 W2 BAL=[YR=2016] N12 W42 S12 E42\$ W42 S15W4\$ E4N9W4\$ N10W10\$ PTR=E10N15 FUS=[YR=2010] N22 E4 N8 BAL=[YR=2010] N8E44S8W44\$ E44 S19 W2S8W36S3W10\$ S15W10\$.									