LOT 56
IN OR 1860/1271
PARKWAY NORTH PB 5/263

MURRAY JAMES O JR
4445 BEAN ST
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-163N-0056-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |

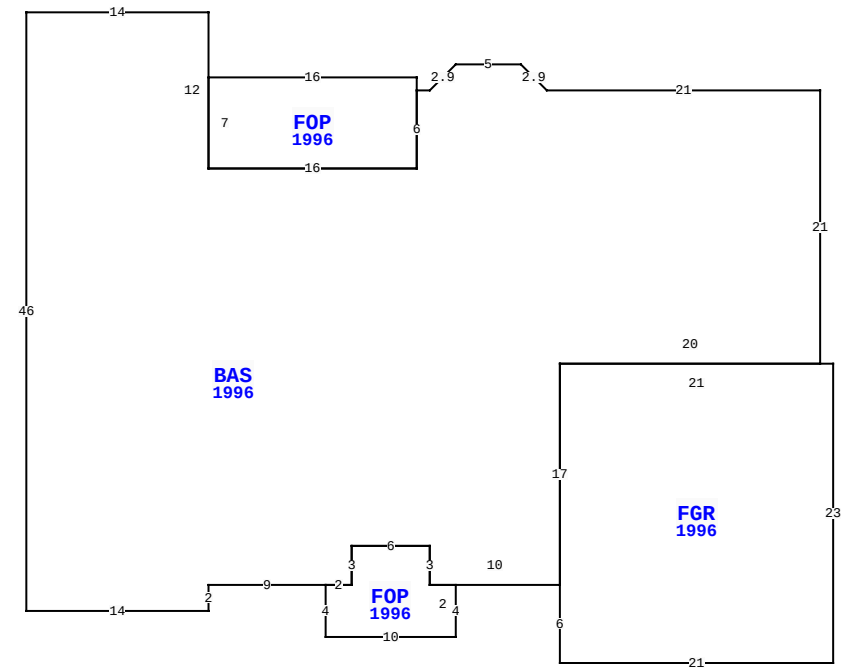
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1072.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,990 | 100 | 1,990 | 321,479 |
| FGR | 483 | 55 | 266 | 42,971 |
| FOP | 58 | 30 | 17 | 2,746 |
| FOP | 112 | 30 | 34 | 5,493 |
| TOTALS | 2,643 | | 2,307 | 372,690 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,307 | 124.5090 | 186.76 | 430,855 | 1996 | 1996 | 0 | 0 | 0 | 13.50 | 86.50 |

1 SFR CUST – 100% - 2014 Heated Area: 1990 HX Base Yr 2014




4445 BEAN ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 372,690 |
| TOTAL MARKET OB/XF VALUE | | 23,410 |
| TOTAL LAND VALUE - MARKET | | 200,000 |
| TOTAL MARKET VALUE | | 596,100 |
| SOH/AGL Deduction | | 260,372 |
| ASSESSED VALUE | | 335,728 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 285,728 |
| TOTAL JUST VALUE | | 596,100 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 580,509 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B983502 | XFOB | 4,000 | 04/07/1998 |
| B969571 | NEW CONSTR | 118,752 | 02/02/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1860/1271 | 6/04/2013 | WD | Q | I | 02 | 330,000 |
| GRANTOR: SCHULER GREGORY R & S | | | | | | |
| GRANTEE: MURRAY JAMES O JR | | | | | | |
| 1700/1819 | 9/23/2010 | WD | Q | I | 02 | 290,000 |
| GRANTOR: FLICK BRIAN J | | | | | | |
| GRANTEE: SCHULER GREGORY R & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1996] W21 U2 L2 W5 D2 L2 W1 FOP=[YR=1996] N1 W16 S7 E16 N6 $ S6W16 N12 W14 S46 E14 N2 E9 FOP=[YR=1996] S4 E10 N4 W2 N3 W6 S3 W2 $ E2 N3 E6 S3 E10 FGR=[YR=1996] S6 E21 N23 W21 S17 $ N17 E20 N21 $ .

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1996 | 1996 | 3 | 79 | 2,765 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,259.00 | SF | 4.00 | 4.00 | 100 | 1996 | 1996 | 3 | 72 | 3,626 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 143.00 | SF | 6.50 | 6.50 | 100 | 1996 | 1996 | 3 | 72 | 669 | |
| 4 | 0845 | KOOL DECK | 0 | 100 | 0 | 0 | 792.00 | SF | 7.25 | 7.25 | 100 | 1998 | 1998 | 3 | 75 | 4,307 | |
| 5 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 445.00 | SF | 85.00 | 85.00 | 100 | 1998 | 1998 | 3 | 21 | 7,943 | |
| 6 | 0910 | SCRN RM L | 0 | 100 | 0 | 0 | 1,178.00 | SF | 15.00 | 15.00 | 100 | 1998 | 1998 | 3 | 20 | 3,534 | |
| 7 | 0810 | CONCRETE A | 0 | 100 | 29 | 4 | 116.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 75 | 566 | |

## LAND DESCRIPTION

TOTAL OB/XF 23,410

| 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 | | R1-G | 0.00 | 0.00 | 1.00 | UT | | 1.00 | 1.00 | 1.00 | 200,000.00 | 200,000.00 | 200,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS