E 1/2 OF NE 1/4 OF NW 1/4
EX 3-1 EX 3-2 EX 3-3
IN OR 2619/943

MURTY JUSTIN AARON & NICOLE
85097 CALUMET DRIVE
FERNANDINA BEACH, FL 32034

2024

07-2N-27-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 80
Interior Wall	03	PLASTER 20
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

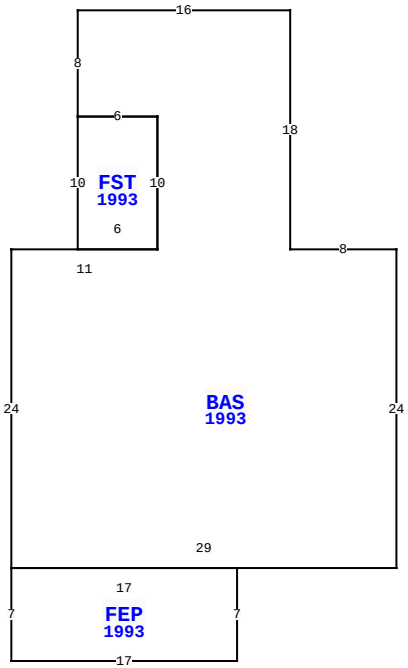
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	14,631
FEP	119	80	95	1,504
FST	60	55	33	523
TOTALS	1,103		1,052	16,657

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,052	83.3400	79.17	83,287	1955	1955	0	30	40	24.25	20.00

1 SINGLE FAM – 0% - 2024 Heated Area: 924 HX Base Yr



76183 HARPER CHAPEL RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/07/2023 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	16,657
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	341,295
TOTAL MARKET VALUE	357,952
SOH/AGL Deduction	0
ASSESSED VALUE	357,952
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	357,952
TOTAL JUST VALUE	357,952
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	335,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2619/0943	2/15/2023	WD	Q	V	01	210,000

GRANTOR: CUSHION IDA M ET AL
GRANTEE: MURTY JUSTIN AARON

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S8 FST=[YR=1993] S10 E6 N10 W6$ E6 S10 W11 S24 FEP=[YR=1993] S7 E17 N7 W17$ E29 N24 W8 N18$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000115	C	SFR ACRES	0		OR	0.00	0.00	4.55	AC		1.00	1.00	1.00	75,000.00	75,000.00	341,250							
2	009400	C	RIGHTOFWAY	0		OR			0.45	AC		1.00	1.00	1.00	100.00	100.00	45							

REVIEW DATE 12/07/2023 BY DC Total Acres: 5.00 Total Land Value: 341,295 Market: 0 Agricultural: 0 Common: 341,295 PRINTED 08/06/2024 BY SYS