

IN OR 623/1035 & OR 861/291
& IN OR 863/1418 & OR 919/1819
& IN OR 1151/687

LARKIN LINDA P/MURPHY MARGARET PRIM ET AL
2001 US HWY 1
VERO BEACH, FL 32960

2024

10-2N-28-0000-0024-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	08 WD ON PLY 50
Exterior Wall	17 CB STUCCO 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 70
Interior Wall	01 MINIMUM 30
Interior Floor	08 SHT VINYL 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	6 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

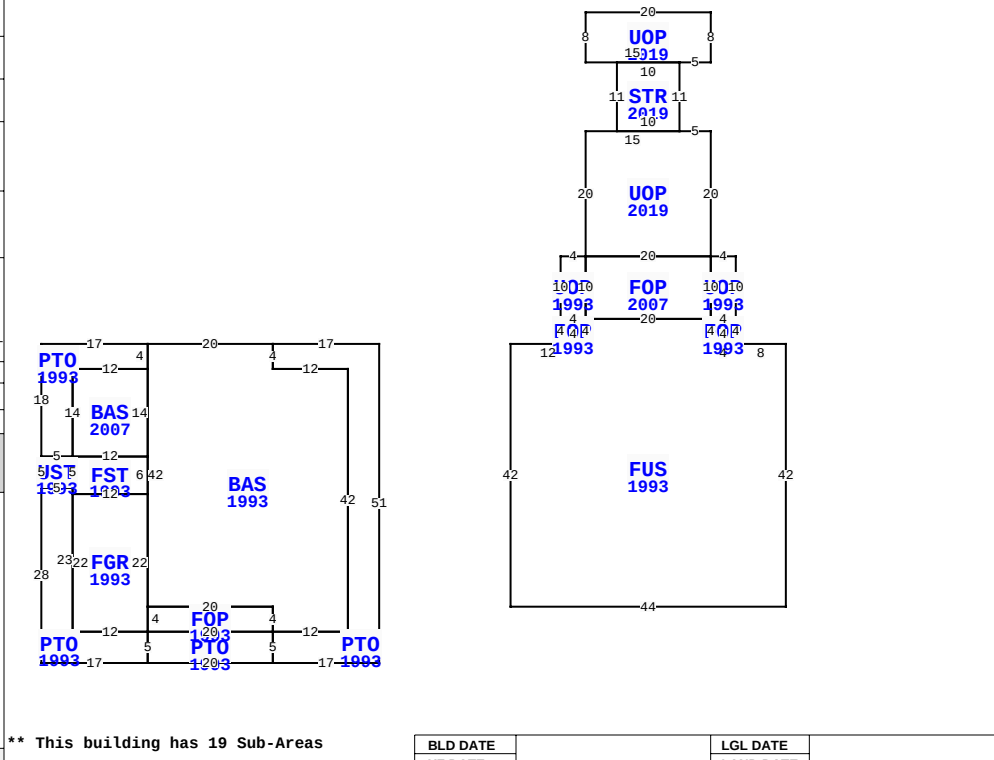
Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	01
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NEIGHBORHOOD/LOC	1053.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	140,647
BAS	168	100	168	17,581
FGR	264	55	145	15,174
FOP	16	30	5	523
FOP	16	30	5	523
FOP	80	30	24	2,511
FOP	200	30	60	6,279
FST	72	55	40	4,186
FUS	1,928	100	1,928	201,761
PTO	100	5	5	523
TOTALS	5,664		3,909	409,069

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,909	87.4800	131.22	512,939	1972	1990	0	0	20.25	79.75
1 SFR CUST - 0% - 0											
Heated Area: 3440											
HX Base Yr											



** This building has 19 Sub-Areas

4200 S FLETCHER AVE, FERNANDINA BEACH

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	0803	ASPHALT C	0	0	0	0	5,040.00	SF	2.00	2.00	100	1975	1975	3	50	5,040	
2	0415	BEACHWALK	0	0	97	4	388.00	SF	5.75	5.75	100	1989	1989	3	20	446	
3	1076	TRELLIS A	0	0	19	5	95.00	SF	7.50	7.50	100	1989	1989	3	20	143	
4	0855	CONC PAVER	0	0	23	9	207.00	SF	7.00	7.00	100	1975	1975	3	26	377	
5	1125	CB/STC 6"	0	0	0	0	1,238.00	SF	7.35	7.35	100	1975	1975	3	26	2,366	
6	0465	FNC GT 15'	0	0	0	0	2.00	UT	450.00	450.00	100	1997	1997	3	42	378	
7	1272	H-SHUTR MD	0	0	0	0	28.00	UT	133.00	133.00	100	1997	1997	3	20	745	

LAND DESCRIPTION										TOTAL OB/XF								9,495	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
1	000120	C	SFR OCN FT	0		R-1	100.00	400.00	100.00	FF		1.00	1.00	1.00	16,500.00	16,500.00	1,650,000		

NASSAU COUNTY PROPERTY												PAGE 1 of 1											
VALUATION SUMMARY												2											
VALUATION BY												STANDARD											
Tax Group: 2												Tax Dist:											
BUILDING MARKET VALUE												409,069											
TOTAL MARKET OB/XF VALUE												9,495											
TOTAL LAND VALUE - MARKET												1,650,000											
TOTAL MARKET VALUE												2,068,564											
SOH/AGL Deduction												0											
ASSESSED VALUE												2,068,564											
TOTAL EXEMPTION VALUE												0											
BASE TAXABLE VALUE												2,068,564											
TOTAL JUST VALUE												2,068,564											
NCON VALUE												0											
INCOME VALUE												0											
PREVIOUS YEAR MKT VALUE												2,050,682											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9610005	REMODEL	2,783	08/29/1996
5346	XFOB	4,430	05/04/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1151/0687	7/07/2003	WD	U	I	06	100	
GRANTOR: LARKIN MARGARET PRIM							
GRANTEE: LEONARD LINDA L & L							
0919/1819	2/14/2000	WD	U	I	01	100	
GRANTOR: LARKIN MARGARET PRIM							
GRANTEE: LEONARD LINDA LARKI							

BUILDING NOTES											
PTO=[YR=1993] W17 BAS=[YR=1993] W20 PTO=[YR=1993] W17 S18											
UST=[YR=1993] S5 PTO=[YR=1993] S28 E17 PTO=[YR=1993] E20											
N5 FOP=[YR=1993] N4 W20 S4 E20 W20 S5 \$ N5 FGR=[YR=1993]											
N22 W12 S22 E12 \$ W12 N23 W5 \$ E5 FST=[YR=1993] S1 E12 N6											
W12 S5 \$ N5 W5 \$ E5 BAS=[YR=2007] E12 N14 W12 S14 \$ N14 E12											
N4 \$ S42 E20 S4 E12 N42 W12 N4 \$ S4 E12 S42 W12 S5 E17 N51 \$											
PTR= E65 S42 FUS=[YR=1993] N42 W8 FOP=[YR=1993] N4											
UOP=[YR=1993] N10 W4 UOP=[YR=2019] N20 W5 STR=[YR=2019]											
N11 UOP=[YR=2019] E5 N8 W20 S8 E15\$ W10 S11 E10\$ W15 S20											
E20\$ FOP=[YR=2007] W20 UOP=[YR=1993] W4 S10 FOP=[YR=1993]											
S4 E4 N4 W4 \$ E4 N10 \$ S10 E20 N10\$ S10 E4\$ W4 S4 E4\$ W4 N4											
W20 S4 W12 S42 E44 \$ N42 W65 \$.											