



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,209	100	3,209	427,222
FGR	712	55	392	52,188
FOP	249	30	75	9,985
FOP	320	30	96	12,781
TOTALS	4,490		3,772	502,176

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	100	0	0			4.00	100	2017

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,772	109.8000	137.25	517,707	2017	2017	0	0	3.00	97.00
1 SNGL FAM - 100% - 2021 Heated Area: 3209 HX Base Yr 2021											
85097 CALUMET DR, FERNANDINA BEACH											

TOTAL OB/XF											
7,349											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE											
502,176											
TOTAL MARKET OB/XF VALUE											
7,349											
TOTAL LAND VALUE - MARKET											
75,000											
TOTAL MARKET VALUE											
584,525											
SOH/AGL Deduction											
167,215											
ASSESSED VALUE											
417,310											
TOTAL EXEMPTION VALUE											
HX HB 50,000											
BASE TAXABLE VALUE											
367,310											
TOTAL JUST VALUE											
584,525											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
561,884											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008632	CO ISSUED	0	09/29/2017
17002495	NEW CONSTR	413,023	03/24/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2557/0027	4/20/2022	FJ	U	I	11	0	
GRANTOR: MURTY ROCHELLE JOANN							
GRANTEE: MURTY JUSTIN AARON							
2413/1806	12/04/2020	WD	Q	I	01	480,000	
GRANTOR: GOODRIDGE MAXINE & MA							
GRANTEE: MURTY JUSTIN AARON							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W20 FOP=[YR=2017] N10 W32 S10 E32\$ W45 S37											
FGR=[YR=2017] S23 E20 N2 E9 FOP=[YR=2017] S14 E24 N6 W12 N1											
W3 N12 W6 S5 W3\$ E3 N21 W32\$ E32 S16 E6 S12 E3 S1 E12 N6 E12											
N60\$.											