LOT 10
IN OR 1556/1500
SIMMONS REPLAT OF PT OF LOT 22

MURPHY ROBERT C EST/YI CHONG HUI
4947 ISLAND LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0645-0010-0000

BUILDING CHARACTERISTICS

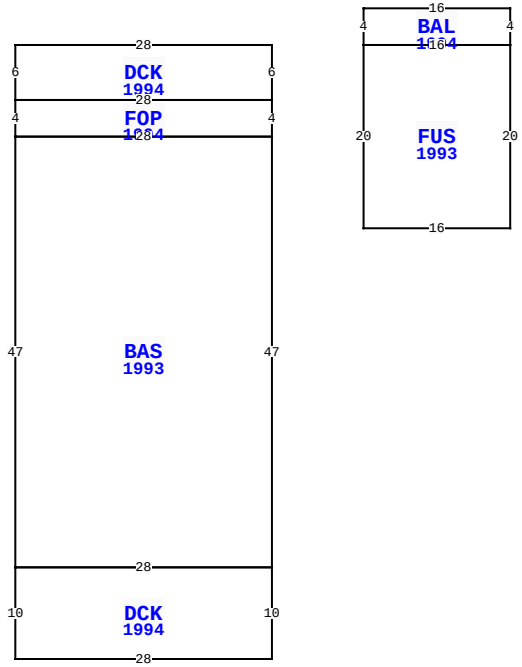
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3028.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	64	15	1994	10	1,231
BAS	1,316	100	1993	1,316	161,932
DCK	168	10	1994	17	2,092
DCK	280	10	1994	28	3,445
FOP	112	30	1994	34	4,184
FUS	320	100	1993	320	39,376
TOTALS	2,260			1,725	212,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,725	94.4000	149.15	257,284	1983	1983	0	0	0	17.50	82.50

1 SFR CUST – 100% - 0 Heated Area: 1636 HX Base Yr 2008



4947 ISLAND LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		212,259
TOTAL MARKET OB/XF VALUE		10,525
TOTAL LAND VALUE - MARKET		312,500
TOTAL MARKET VALUE		535,284
SOH/AGL Deduction		354,361
ASSESSED VALUE		180,923
TOTAL EXEMPTION VALUE	HX HB VX WX	60,722
BASE TAXABLE VALUE		120,201
TOTAL JUST VALUE		535,284
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		451,199

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9501611	SWIM POOL	15,000	01/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1556/1500	3/20/2008	QC	Q	I	01	100
GRANTOR: MURPHY ROBERT C						
GRANTEE: MURPHY ROBERT C & C						
1156/1200	7/25/2003	WD	Q	I		189,600
GRANTOR: WORMHOUDT JAMES F & A						
GRANTEE: MURPHY ROBERT C						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1994] W28 S6 FOP=[YR=1994] S4 BAS=[YR=1993] S47 DCK=[YR=1994] S10 E28 N10 W28$ E28 N47 W28$ E28 N4 W28$ E28 N6$ PTR=E10 FUS=[YR=1993] E16 BAL=[YR=1994] N4 W16 S4 E16$ S20 W16 N20$ W10$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1983	1983	3	51.5	1,030	
2	0510	GARAGE WD-	0	100	28	14	392.00	SF	35.00	35.00	100	1983	1983	3	20	2,744	
3	0861	POOL GUNIT	0	100	0	0	350.00	SF	42.50	42.50	100	1995	1995	3	20	2,975	
4	0845	KOOL DECK	0	100	0	0	766.00	SF	7.25	7.25	100	1995	1995	3	68	3,776	

LAND DESCRIPTION

TOTAL OB/XF 10,525

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	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.25	250,000.00	312,500.00	312,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 312,500 Market: 0 Agricultural: 0 Common: 312,500 PRINTED 07/30/2025 BY SYS