PT OF N1/2 OF LOT 13 IN OR
2286/1181 BEING PARCELS A & B
(EX UTIL ESMT'S IN OR 772/892

5028 FIRST COAST LLC
960194 GATEWAY BLVD STE 101
FERNANDINA BEACH, FL 32034

**2025**

**00-00-30-0780-0013-0070**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

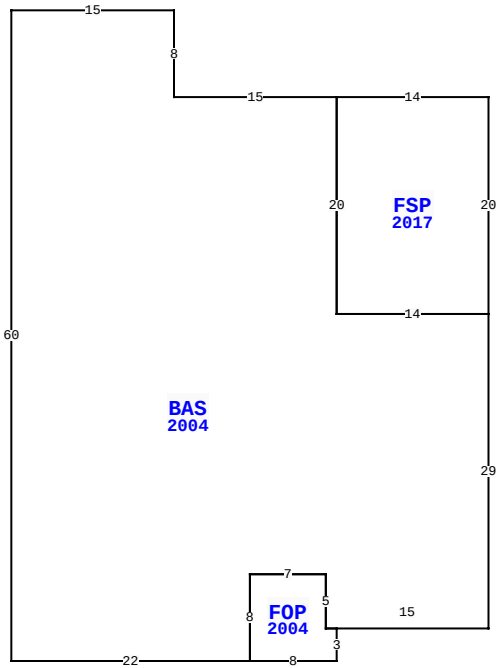
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 1920 | PROF DAYCARE |
| MAP NUM | | MKT AREA 03 |
| NEIGHBORHOOD/LOC | 3016.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,027 | 100 | 2004 | 2,027 | 167,808 |
| FOP | 59 | 30 | 2004 | 18 | 1,490 |
| FSP | 280 | 40 | 2017 | 112 | 9,272 |
| TOTALS | 2,366 | | | 2,157 | 178,570 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0200 | 01 | 2,157 | 101.9200 | 91.73 | 197,862 | 2004 | 2004 | 0 | 0 | 0 | 9.75 | 90.25 |

1 SFR MODULR – 0% - 0 Heated Area: 2027 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | 11/18/2022 | HS | LGL DATE |
| XF DATE | 12/10/2019 | KK | LAND DATE 04/22/2025 DC |
| INC DATE | | | AG DATE |

5024 FIRST COAST HWY, FERNANDINA BEACH

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 608,826 |
| TOTAL MARKET OB/XF VALUE | 46,862 |
| TOTAL LAND VALUE - MARKET | 419,783 |
| TOTAL MARKET VALUE | 1,075,471 |
| SOH/AGL Deduction | 183,471 |
| ASSESSED VALUE | 892,000 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 892,000 |
| TOTAL JUST VALUE | 1,075,471 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,024,326 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22005607 | REMODEL | 312,090 | 04/11/2022 |
| 22003112 | DEMOLITION | 40,000 | 02/25/2022 |
| 19006058 | REPAIR/ROOF | 2,650 | 07/16/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2286/1181 | 7/01/2019 | WD | U | I | 37 | 1,600,000 |
| GRANTOR: MURPHY DONALD L JR & | | | | | | |
| GRANTEE: 5028 FIRST COAST LL | | | | | | |
| 2286/1179 | 6/26/2019 | WD | U | I | 11 | 100 |
| GRANTOR: WESLEY B MURRAY REVOC | | | | | | |
| GRANTEE: MURPHY DONALD L & C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=2017] W14 BAS=[YR=2004] W15 N8 W15 S60 E22
FOP=[YR=2004] E8 N3 W1 N5 W7 S8$ N8 E7 S5 E15 N29 W14 N20$
S20 E14 N20$.

## 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 | 0940 | SHEDS/PORT | 0 | 0 | 10 | 8 | 80.00 | SF | 30.00 | 30.00 | 100 | 1974 | 1974 | 3 | 20 | 480 | |
| 2 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,387.00 | SF | 4.00 | 4.00 | 100 | 2004 | 2004 | 3 | 83 | 4,605 | |
| 3 | 1242 | WD DECK A | 0 | 0 | 16 | 4 | 153.00 | SF | 10.00 | 10.00 | 100 | 2004 | 2004 | 3 | 21 | 321 | |
| 4 | 0811 | CONCRETE B | 0 | 0 | 21 | 24 | 504.00 | SF | 5.20 | 5.20 | 100 | 2004 | 2004 | 3 | 83 | 2,175 | |
| 5 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 16,548.00 | SF | 2.00 | 2.00 | 100 | 2004 | 2004 | 3 | 52 | 17,210 | |
| 6 | 0400 | CONC CURB | 0 | 0 | 0 | 0 | 490.00 | LF | 15.00 | 15.00 | 100 | 2004 | 2004 | 3 | 87 | 6,395 | |
| 7 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,421.00 | SF | 4.00 | 4.00 | 100 | 2004 | 2004 | 3 | 83 | 4,718 | |
| 8 | 0646 | LWN SPRK H | 0 | 0 | 0 | 0 | 99.00 | UT | 2.00 | 2.00 | 100 | 2004 | 2004 | 3 | 32 | 63 | |
| 9 | 1242 | WD DECK A | 0 | 0 | 0 | 0 | 1,002.00 | SF | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 22 | 2,204 | |
| 10 | 1076 | TRELLIS A | 0 | 0 | 51 | 16 | 816.00 | SF | 7.50 | 7.50 | 100 | 2005 | 2005 | 3 | 36 | 2,203 | |

TOTAL OB/XF 40,374

## LAND DESCRIPTION

| 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 | 001920 | C | PROF DAYCARE | 0 | 0003 | RSF-1 | 0.00 | 0.00 | 18,003.00 | SF | | 1.00 | 1.00 | 1.00 | 11.00 | 11.00 | 198,033 | | | | | | | |
| 2 | 000100 | C | RES | 0 | 0003 | RSF-1 | 0.00 | 0.00 | 0.89 | AC | | 1.00 | 1.00 | 1.00 | 250,000.00 | 250,000.00 | 221,750 | | | | | | | |

REVIEW DATE 11/18/2022 BY HS Total Acres: 1.30 Total Land Value: 419,783 Market: 0 Agricultural: 0 Common: 419,783 PRINTED 07/30/2025 BY SYS

PT OF N1/2 OF LOT 13 IN OR
2286/1181 BEING PARCELS A & B
(EX UTIL ESMT'S IN OR 772/892

5028 FIRST COAST LLC
960194 GATEWAY BLVD STE 101
FERNANDINA BEACH, FL 32034

**2025**

**00-00-30-0780-0013-0070**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

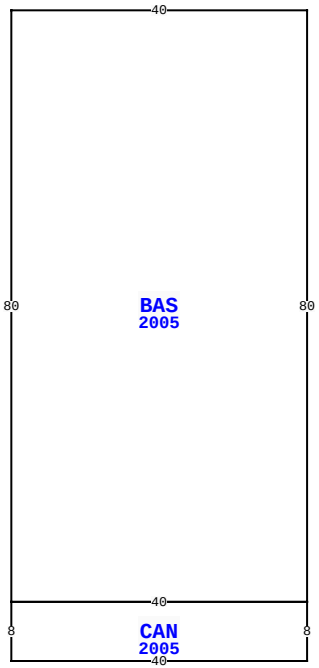
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 11 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 10 100 |
| RMS | | 9 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 1920 | PROF DAYCARE |
| MAP NUM | | MKT AREA 03 |
| NEIGHBORHOOD/LOC | 3016.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 3,200 | 100 | 2005 | 3,200 | 417,725 |
| CAN | 320 | 30 | 2005 | 96 | 12,532 |
| TOTALS | 3,520 | | | 3,296 | 430,256 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0603 | 04 | 3,296 | 97.8120 | 136.69 | 450,530 | 2005 | 2015 | 0 | 0 | 0 | 4.50 | 95.50 |

2 DAYCARE CR – 0% - 0 Heated Area: 3200 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | 11/18/2022 HS | LGL DATE | |
| XF DATE | 12/10/2019 KK | LAND DATE | 04/22/2025 DC |
| INC DATE | | AG DATE | |

5024 FIRST COAST HWY, FERNANDINA BEACH

## VALUATION SUMMARY

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| VALUATION BY | STANDARD |
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| TOTAL LAND VALUE - MARKET | 419,783 |
| TOTAL MARKET VALUE | 1,075,471 |
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| ASSESSED VALUE | 892,000 |
| TOTAL EXEMPTION VALUE | 0 |
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| TOTAL JUST VALUE | 1,075,471 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,024,326 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

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|---|---|---|---|---|---|---|
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| GRANTOR: MURPHY DONALD L JR & | | | | | | |
| GRANTEE: 5028 FIRST COAST LL | | | | | | |
| 2286/1179 | 6/26/2019 | WD | U | I | 11 | 100 |
| GRANTOR: WESLEY B MURRAY REVOC | | | | | | |
| GRANTEE: MURPHY DONALD L & C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W40 S80 CAN=[YR=2005] S8 E40 N8 W40$ E40 N80$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 476.00 | LF | 20.00 | 20.00 | 100 | 2005 | 2005 | 3 | 64 | 6,093 | |
| 12 | 0940 | SHEDS/PORT | 0 | 0 | 6 | 6 | 36.00 | SF | 30.00 | 30.00 | 100 | 2004 | 2004 | 3 | 21 | 227 | |
| 13 | 1242 | WD DECK A | 0 | 0 | 0 | 0 | 42.00 | SF | 10.00 | 10.00 | 100 | 2010 | 2010 | 3 | 40 | 168 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,488

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 11/18/2022 BY HS Total Acres: 1.30 Total Land Value: 419,783 Market: 0 Agricultural: 0 Common: 419,783 PRINTED 07/30/2025 BY SYS