E80 FT OF W122 FT OF N125
FT OF LOT 46 IN OR 1678/1363
CITRONA UNR

MURPHY DANIEL P & DEBRA J
2008 BEECH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1180-0046-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 60
Exterior Wall	31	HARDIE BRD 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

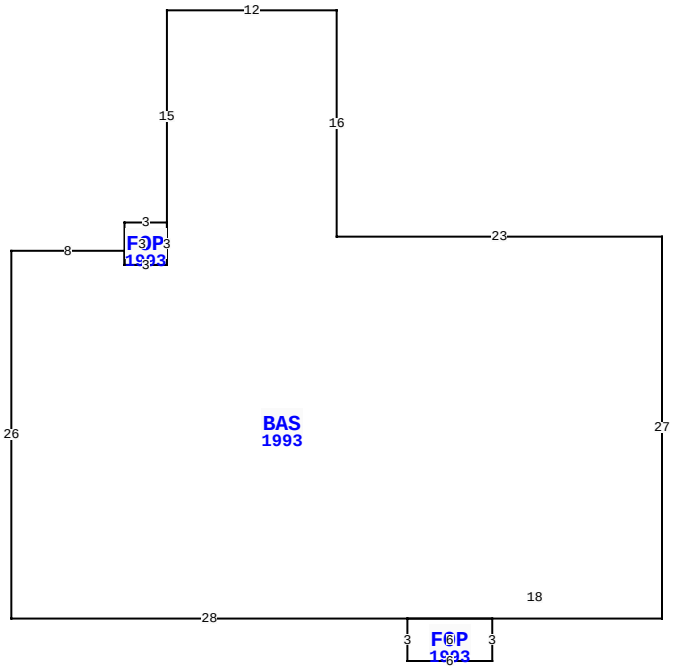
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,420	100	1993	1,420	147,657
FOP	9	30	1993	3	312
FOP	18	30	1993	5	520
TOTALS	1,447			1,428	148,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,428	118.5000	118.50	169,218	1962	2005	0	0	0	12.25	87.75

1 SINGLE FAM – 100% - 2018 Heated Area: 1420 HX Base Yr 2018



2008 BEECH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		148,489
TOTAL MARKET OB/XF VALUE		22,043
TOTAL LAND VALUE - MARKET		224,000
TOTAL MARKET VALUE		394,532
SOH/AGL Deduction		168,603
ASSESSED VALUE		225,929
TOTAL EXEMPTION VALUE	HX HB DX SX	105,722
BASE TAXABLE VALUE		120,207
TOTAL JUST VALUE		394,532
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162217	CARPORT	27,313	08/15/2016
20110148	H/AC	3,800	02/03/2011
20052747	H/AC	3,000	09/27/2005
20052635	REMODEL	1,000	09/12/2005
20052437	REMODEL	5,000	08/15/2005
20052387	REMODEL	50,000	08/05/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1678/1363	5/24/2010	WD	Q	I	01	186,500
GRANTOR: MICKLER KATHERINE I						
GRANTEE: MURPHY DANIEL P & D						
1678/1357	5/11/2010	WD	U	I	11	100
GRANTOR: FULCRUM FINANCING INC						
GRANTEE: MICKLER KATHERINE I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 N16 W12 S15 FOP=[YR=1993] W3 S3 E3 N3$S3W3N1W8 S26 E28 FOP=[YR=1993] S3E6N3W6$E18 N27$.

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	0810	CONCRETE A	0	100	63	8	504.00	SF	6.50	6.50	100	1962	1962	3	20	655	
2	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	1962	1962	3	20	98	
3	0810	CONCRETE A	0	100	25	8	200.00	SF	6.50	6.50	100	2006	2006	3	86	1,118	
4	0855	CONC PAVER	0	100	12	9	108.00	SF	10.00	10.00	100	2006	2006	3	86	929	
5	0810	CONCRETE A	0	100	0	0	306.00	SF	6.50	6.50	100	2006	2006	3	86	1,711	
6	0510	GARAGE WD-	0	100	18	35	630.00	SF	35.00	35.00	100	2016	2016	3	78	17,199	
7	0810	CONCRETE A	0	100	3	18	54.00	SF	6.50	6.50	100	2016	2016	3	95	333	

LAND DESCRIPTION

TOTAL OB/XF 22,043

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	0006	R-1	80.00	125.00	80.00	FF		1.00	1.00	1.00	2,800.00	2,800.00	224,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 224,000 Market: 0 Agricultural: 0 Common: 224,000 PRINTED 07/30/2025 BY SYS