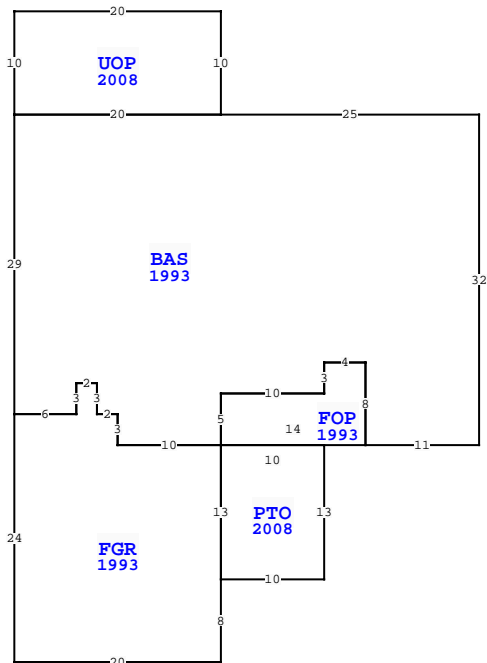


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	05 AVERAGE 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 80				
Interior Floo	08 SHT VINYL 20				
Air Condition	03 CENTRAL 100				
Heating Type	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	06 Quality Level 06				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	1046.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,322	100	1993	1,322	199,129
FGR	456	55	1993	251	37,807
FOP	82	30	1993	25	3,765
PTO	130	5	2008	6	904
UOP	200	20	2008	40	6,025
TOTALS	2,190			1,644	247,631

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,644	127.8570	168.77	277,458	1992	2002	0	0	10.75	89.25
1 SNGL FAM - 0% - 0 Heated Area: 1322 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			247,631
TOTAL MARKET OB/XF VALUE			2,331
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			429,962
SOH/AGL Deduction			8,930
ASSESSED VALUE			421,032
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			421,032
TOTAL JUST VALUE			429,962
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			402,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101261	H/AC	3,500	08/03/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2477/0936	7/06/2021	WD Q	Q	I	01	422,000
GRANTOR: MURPHY STEVEN P & ROS						
GRANTEE: SANDER VERENA						
2021/0245	12/23/2015	WD Q	Q	I	01	230,000
GRANTOR: MARTINEZ-JIMENEZ OCTA						
GRANTEE: MURPHY STEVEN P & R						

EXTRA FEATURES																
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	0811	CONCRETE B	0	0	0	723.00	SF	5.20	5.20	100	1992	1992	3	62	2,331	

2341 SUSSEX LN, FERNANDINA BEACH  
BLD DATE  
XF DATE  
INC DATE  
LGL DATE  
LAND DATE  
AG DATE  
05/01/2025 MLU

BUILDING NOTES

**BUILDING DIMENSIONS**  
BAS=[YR=1993] W25 UOP=[YR=2008] N10 W20 S10 E20\$ W20 S29  
FGR=[YR=1993] S24 E20 N8 PTO=[YR=2008] E10 N13 W10 S13 \$ N13  
FOP=[YR=1993] E14 N8 W4 S3 W10 S5\$ W10 N3 W2 N3 W2 S3 W6\$E6  
N3 E2 S3 E2 S3 E10 N5 E10 N3 E4 S8 E11 N32\$.

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							