

S75 FT OF LOT 21  
IN OR 2442/1594  
MIRAMAR BEACH PB 2/61

MURPHY LEIF 2020 GST-EX TRUST/MURPHY LEIF M TRUSTE  
1632 S FLETCHER AVE  
FERNANDINA BEACH, FL 32034

2025

00-00-31-1460-0021-0020



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 10  | ABOVE AVG 70   |
| Exterior Wall            | 17  | CB STUCCO 30   |
| Roof Structure           | 08  | IRREGULAR 100  |
| Roof Cover               | 10  | WD SHINGLE 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floor           | 12  | HARDWOOD 80    |
| Interior Floor           | 15  | HARDTILE 20    |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 | 4   | 100            |
| Bathrooms                | 4.5 | 100            |
| Frame                    | 03  | MASONRY 100    |
| Stories                  | 3.  | 3. 100         |
| Units                    | 0   | 100            |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 04      | Quality Level 04 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 01      |
| NEIGHBORHOOD/LOC | 1051.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAL       | 33               | 15          | 2017 | 5            | 1,441                |
| BAS       | 636              | 100         | 2017 | 636          | 183,250              |
| FGR       | 936              | 55          | 2017 | 515          | 148,387              |
| FOP       | 28               | 30          | 2017 | 8            | 2,305                |
| FOP       | 100              | 30          | 2017 | 30           | 8,644                |
| FOP       | 107              | 30          | 2017 | 32           | 9,220                |
| FOP       | 420              | 30          | 2017 | 126          | 36,304               |
| FOP       | 420              | 30          | 2017 | 126          | 36,304               |
| FOP       | 420              | 30          | 2017 | 126          | 36,304               |
| FST       | 25               | 55          | 2017 | 14           | 4,034                |
| TOTALS    | 7,133            |             |      | 4,838        | 139,967              |

| EXTRA FEATURES |            |             |         |     |   |       |          |             |                |
|----------------|------------|-------------|---------|-----|---|-------|----------|-------------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W | UNITS | UT       | Adj R       | ADJ UNIT PRICE |
| 1              | 0504       | FP-ELECTRI  | 0       | 100 | 0 | 0     | 2.00     | UT 2,000.00 | 2,000.00       |
| 2              | 0855       | CONC PAVER  | 0       | 100 | 0 | 0     | 1,695.00 | SF 7.00     | 7.00           |
| 3              | 0861       | POOL GUNIT  | 0       | 100 | 0 | 0     | 314.00   | SF 85.00    | 85.00          |
| 4              | 0600       | SUMMER KIT  | 0       | 100 | 0 | 0     | 1.00     | UT 5,000.00 | 5,000.00       |
| 5              | 0871       | POOL HTR R  | 0       | 100 | 0 | 0     | 1.00     | UT 2,000.00 | 2,000.00       |
| 6              | 0416       | DUNEWALKS   | 0       | 100 | 0 | 0     | 476.00   | SF 30.00    | 30.00          |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |        |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|--------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH  | TOT LND UTS |
| 1                | 000120   | C   | RES OCEAN            | 100 | 0006 | R-1      | 75.00 | 150.00 | 75.00       |

| MARKET ADJUSTMENTS       |     |           |             |                |                |      |      |      |      |      |        |
|--------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0500                     | 12  | 4,838     | 188.2936    | 297.50         | 1,439,305      | 2017 | 2017 | 0    | 0    | 0    | 3.15   |
| 1 SFR CUST - 100% - 2025 |     |           |             |                |                |      |      |      |      |      |        |
| Heated Area: 3616        |     |           |             |                |                |      |      |      |      |      |        |
| HX Base Yr 2025          |     |           |             |                |                |      |      |      |      |      |        |
| FOP 2017                 |     |           |             |                |                |      |      |      |      |      |        |
| BAS 2017                 |     |           |             |                |                |      |      |      |      |      |        |
| FGR 2017                 |     |           |             |                |                |      |      |      |      |      |        |
| FUS 2017                 |     |           |             |                |                |      |      |      |      |      |        |
| FST 2017                 |     |           |             |                |                |      |      |      |      |      |        |
| STR 2017                 |     |           |             |                |                |      |      |      |      |      |        |
| BL 2017                  |     |           |             |                |                |      |      |      |      |      |        |

|                                   |          |           |            |     |
|-----------------------------------|----------|-----------|------------|-----|
| ** This building has 18 Sub-Areas | BLD DATE | LGL DATE  | 05/07/2025 | MLU |
|                                   | XF DATE  | LAND DATE |            |     |
|                                   | INC DATE | AG DATE   |            |     |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 52,636      |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |             |  |
|---------------------------|--|-------------|--|
| VALUATION SUMMARY         |  | PAGE 1 of 1 |  |
| VALUATION BY              |  | STANDARD    |  |
| Tax Group: 2              |  | Tax Dist:   |  |
| BUILDING MARKET VALUE     |  | 1,393,967   |  |
| TOTAL MARKET OB/XF VALUE  |  | 52,636      |  |
| TOTAL LAND VALUE - MARKET |  | 1,425,000   |  |
| TOTAL MARKET VALUE        |  | 2,871,603   |  |
| SOH/AGL Deduction         |  | 0           |  |
| ASSESSED VALUE            |  | 2,871,603   |  |
| TOTAL EXEMPTION VALUE     |  | 50,722      |  |
| BASE TAXABLE VALUE        |  | 2,820,881   |  |
| TOTAL JUST VALUE          |  | 2,871,603   |  |
| NCON VALUE                |  | 0           |  |
| INCOME VALUE              |  |             |  |
| PREVIOUS YEAR MKT VALUE   |  | 2,622,181   |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20162596   | SWIM POOL   | 40,000  | 09/23/2016 |
| 20162169   | NEW CONSTR  | 464,463 | 08/09/2016 |

| SALES DATA                     |            |           |     |     |        |
|--------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD |
| 2441/0499                      | 12/30/2020 | SW        | U   | I   | 11     |
| GRANTOR: MURPHY LEIF M REVOCAB |            |           |     |     |        |
| GRANTEE: MURPHY LEIF M 2020    |            |           |     |     |        |
| 2440/0675                      | 12/30/2020 | SW        | U   | I   | 11     |
| GRANTOR: MURPHY LEIF M & PAULA |            |           |     |     |        |
| GRANTEE: MURPHY LEIF M & PAU   |            |           |     |     |        |

| BUILDING NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| UOP=[YR=2017] W12 FOP=[YR=2017] W35 FGR=[YR=2017] W15 S40 FOP=[YR=2017] S4 E25 BAS=[YR=2017] E4 FOP=[YR=2017] S4 E7 N4 W7 \$ E17 FST=[YR=2017] E4 N15 W12 S6 E8 S9\$ N9 W8 N6 E12 N17 W23 S28 W2 S4\$ N4 W25\$ E27 N28 W12 N12 \$ S12 E35 N12\$ S53 E12 N53\$ PTR=E15 FUS=[YR=2017] E15 FOP=[YR=2017] E35 S12 W35 N12\$ S12 E35 S22 STR=[YR=2017] S10 W12 BAL=[YR=2017] S3 W11 N3 E11\$ N10 FST=[YR=2017] N5 E6 S5 W6\$ E12\$ W6 N5 W6 S15 W11 N8 W22 FST=[YR=2017] W5 N5 E5 S5\$ N5 W5 N31\$ W80 \$. |  |  |  |  |  |  |  |  |  |