BLOCK 7 LOT 4
IN OR 2061/1810
OCEAN CITY N PB 2/38

MURPHY NIELS P & LYNNE O
949 ELDER LN
JACKSONVILLE, FL 32207

2025

00-00-31-1520-0007-0040

BUILDING CHARACTERISTICS

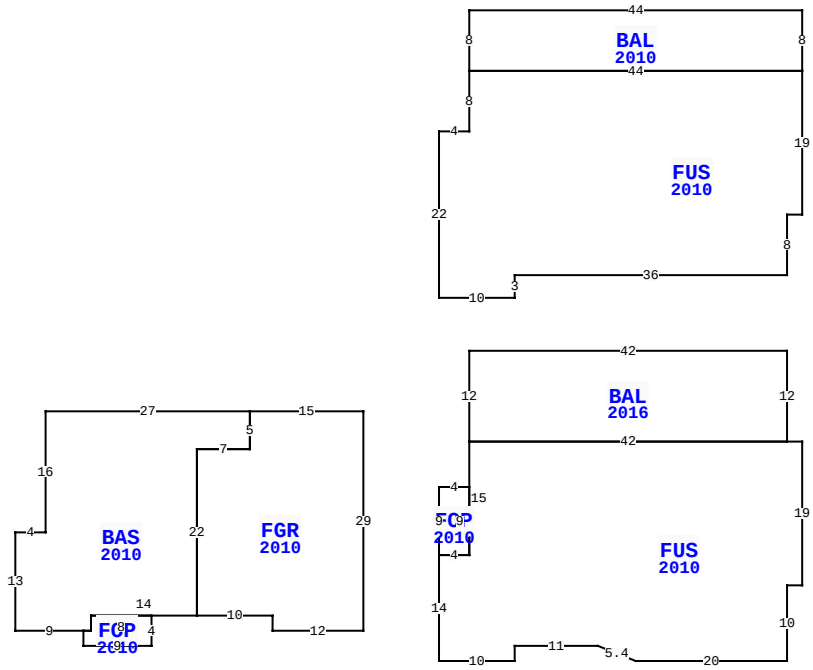
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	11	SLATE 30
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3.5 100
Frame	04	REIN CONC 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	352	15	2010	53	10,351
BAL	504	15	2016	76	14,843
BAS	639	100	2010	639	124,800
FGR	583	55	2010	321	62,693
FOP	34	30	2010	10	1,953
FOP	36	30	2010	11	2,148
FUS	1,278	100	2010	1,278	249,598
FUS	1,285	100	2010	1,285	250,966
TOTALS	4,711			3,673	717,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,673	128.9610	203.76	748,410	2010	2015	0	0	0	4.15	95.85

1 SFR CUST – 0% - 0 Heated Area: 3202 HX Base Yr



748 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

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	0409	ELEVATOR R	0	0	0	0	1.00	UT	19,380.00	19,380.00	50	2010	2010	3	50	9,690	
2	0416	DUNEWALKS	0	0	54	5	270.00	SF	15.00	15.00	100	2010	2010	3	40	1,620	
3	0810	CONCRETE A	0	0	0	0	1,175.00	SF	6.50	6.50	100	2010	2010	3	90	6,874	
4	1242	WD DECK A	0	0	8	4	32.00	SF	10.00	10.00	100	2010	2010	3	40	128	
5	0855	CONC PAVER	0	0	0	0	860.00	SF	7.00	7.00	100	2013	2013	3	93	5,599	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	717,351
TOTAL MARKET OB/XF VALUE	23,911
TOTAL LAND VALUE - MARKET	1,425,000
TOTAL MARKET VALUE	2,166,262
SOH/AGL Deduction	453,679
ASSESSED VALUE	1,712,583
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,712,583
TOTAL JUST VALUE	2,166,262
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,946,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210805	REPAIR/RRF	0	12/01/2021
20162918	DECK	11,673	10/26/2016
20100405	H/AC	12,000	03/05/2010
20091665	NEW CONSTR	6,000	12/08/2009
20091433	NEW CONSTR	4,650	10/20/2009
20091148	NEW CONSTR	520,000	08/28/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2061/1810	7/29/2016	WD	Q	I	01	1,295,000
GRANTOR: PERRY ALAN D						
GRANTEE: MURPHY NIELS P & LY						
2023/1223	10/05/2015	QC	U	I	11	100
GRANTOR: PERRY MARY ELIZABETH						
GRANTEE: PERRY ALAN DONALD						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2010] W15 BAS=[YR=2010] W27 S16W4 S13 E9
FOP=[YR=2010] S2E9N4W8S2W1$ E1N2E14N22E7N5$ S5W7S22E10S2
E12N29$ PTR=E10S10FOP=[YR=2010] S9 FUS=[YR=2010] S14E10N2E11
D2 R5 E20 N10E2 N19 W2 BAL=[YR=2016] N12 W42 S12 E42$ W42
S15W4$ E4N9W4$ N10W10$ PTR=E10N15 FUS=[YR=2010] N22 E4 N8
BAL=[YR=2010] N8E44S8W44$ E44 S19 W2S8W36S3W10$ S15W10$.

LAND DESCRIPTION

TOTAL OB/XF 23,911

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	000120	C	RES OCEAN	0	0006	R-1	75.00	75.00	75.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	1,425,000							

REVIEW DATE 01/18/2022 BY DJX Total Acres: 0.00 Total Land Value: 1,425,000 Market: 0 Agricultural: 0 Common: 1,425,000 PRINTED 07/30/2025 BY SYS