

LOT 59
IN OR 2056/861
OCEAN CAY PB 6/166

MURPHY PATRICK J & JOANNA M
397 PORTSIDE DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-152C-0059-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1081.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,940	100	2000	1,940	281,790
FGR	440	55	2000	242	35,152
FOP	132	30	2000	40	5,810
FOP	156	30	2000	47	6,827
STR	20	10	2000	2	290
STR	28	10	2000	3	436

TOTALS	2,716			2,274	330,304
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EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W
1	0500	FP-PRE FAB	0 100	0	0
2	1242	WD DECK A	0 100	4	4
3	0810	CONCRETE A	0 100	23	3
4	0810	CONCRETE A	0 100	45	17

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000134	C	RES POND	100	0003

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,274	125.0480	165.06	375,346	2000	2000	0	0	0 12.00	88.00
1 SNGL FAM - 100% - 2017						Heated Area: 1940			HX Base Yr 2017		

TOTAL OB/XF											
7,127											

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7,127											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		330,304	
TOTAL MARKET OB/XF VALUE		7,127	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		587,431	
SOH/AGL Deduction		301,494	
ASSESSED VALUE		285,937	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		235,215	
TOTAL JUST VALUE		587,431	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		506,842	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002353	NEW CONSTR	133,000	03/06/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2056/0861	7/06/2016	QC U	I	11		100	
GRANTOR: MURPHY MICHAEL & ERIN							
GRANTEE: MURPHY PATRICK J &							
1755/1824	9/15/2011	QC U	I	11		94,465	
GRANTOR: MURPHY MICHAEL & ERIN							
GRANTEE: MURPHY MICHAEL & ER							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=2000] L3 U3 W5 FOP=[YR=2000] W5 STR=[YR=2000] N5W4S5E4\$ W10 S13 E9 R3 U3 N7 U3 R3 \$ L3 D3 S7 D3 L3 W9N13W17 S66 E11 FOP=[YR=2000] S2 E10 N2 FGR=[YR=2000] E19 N15 STR=[YR=2000] E4N7W4S7\$ N7W20S22E1\$ W1N14W8S14W1\$ E1N14E8N8E20 N19 R2 U2 N4 U2 L2 N14 \$.							