

LOT 2
PRESERVE @ SUMMER BEACH #1A
PB 6/399

MURPHY OWEN PATRICK & LISA ANN
95123 WILLET WAY
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1671-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
---------	--	----------	----

NEIGHBORHOOD/LOC	3021.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	299	100	2006	299	61,501
BAS	1,895	100	2006	1,895	389,778
DCK	138	10	2006	14	2,879
FGR	462	55	2006	254	52,245
FOP	65	30	2006	20	4,114
FOP	542	30	2006	163	33,527
FUS	838	100	2006	838	172,366
UOP	16	20	2006	3	617

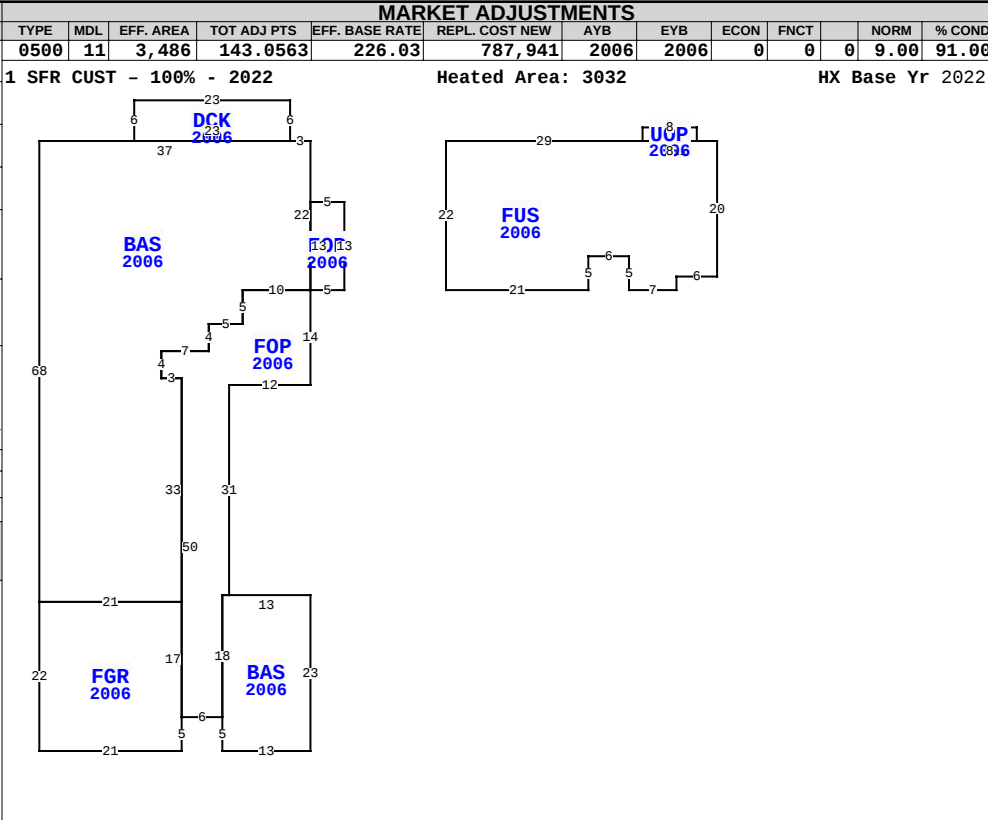
TOTALS	4,255			3,486	717,026
--------	-------	--	--	-------	---------

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
2	0810	CONCRETE A	0	100	0	0	358.00	SF	6.50	6.50	100	2006	2006	3	86	2,001	
3	0855	CONC PAVER	0	100	0	0	61.00	SF	10.00	10.00	100	2006	2006	3	86	525	
4	0861	POOL GUNIT	0	100	0	0	205.00	SF	85.00	85.00	100	2006	2006	3	40	6,970	
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2006	2006	3	24	240	
6	0462	ST/AL FNC	0	100	0	0	122.00	SF	10.00	10.00	100	2006	2006	3	40	488	
7	1126	CB/STC 8"	0	100	0	0	420.00	SF	8.00	8.00	100	2006	2006	3	86	2,890	
8	0855	CONC PAVER	0	100	0	0	305.00	SF	10.00	10.00	100	2006	2006	3	86	2,623	
9	0910	SCRN RM L	0	100	0	0	528.00	SF	15.00	15.00	100	2006	2006	3	24	1,901	
10	0911	SCRN RM A	0	100	23	6	138.00	SF	17.50	17.50	100	2012	2012	3	50	1,208	

LAND DESCRIPTION

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	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000							



BLD DATE	11/29/2006	0	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF																	20,626

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		717,026
TOTAL MARKET OB/XF VALUE		20,626
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		872,652
SOH/AGL Deduction		200,008
ASSESSED VALUE		672,644
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		621,922
TOTAL JUST VALUE		872,652
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		841,316

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26088	ADDITION	2,465	06/01/2012
B18646	ADDITION	6,700	10/01/2006
B17479	SWIM POOL	30,000	03/01/2006
M10494	MECH OTHER	0	10/01/2005
R08166	REPAIR/RRF	10,000	08/01/2005
P09278	OTHER	2,000	04/01/2005

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2427/1891	1/25/2021	WD Q	I 01
SALE PRICE			
672,500			

GRANTOR: DIERICKX CONSTANCE R			
GRANTEE: MURPHY OWEN PATRICK			
2293/1304	7/25/2019	WD Q	I 02
SALE PRICE			
604,000			
GRANTOR: FOST ROBERTA S REVOCA			
GRANTEE: DIERICKX CONSTANCE			

BUILDING NOTES

--

BUILDING DIMENSIONS

BAS=[YR=2006] W3 DCK=[YR=2006] N6 W23 S6 E23\$ W37 S68
FGR=[YR=2006] S22 E21 N5 FOP=[YR=2006] E6 BAS=[YR=2006] S5
E13 N23 W13 S18\$ N18 E1 N31 E12 N14 W10 S5 W5 S4 W7 S4 E3
S50\$ N17 W21\$ E21 N33 W3 N4 E7 N4 E5 N5 E10 FOP=[YR=2006] E5
N13 W5 S13\$ N22\$ PTR=[YR=2006] E20 FUS=[YR=2006] E29
UOP=[YR=2006] N2 E8 S2 W8\$ E11 S20 W6 S2 W7 N5 W6 S5 W21 N22\$ W20\$.