PT OF N1/2 OF LOT 13 IN OR
2286/1181 BEING PARCELS A & B
(EX UTIL ESMT'S IN OR 772/892

5028 FIRST COAST LLC
960194 GATEWAY BLVD STE 101
FERNANDINA BEACH, FL 32034

2026

00-00-30-0780-0013-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

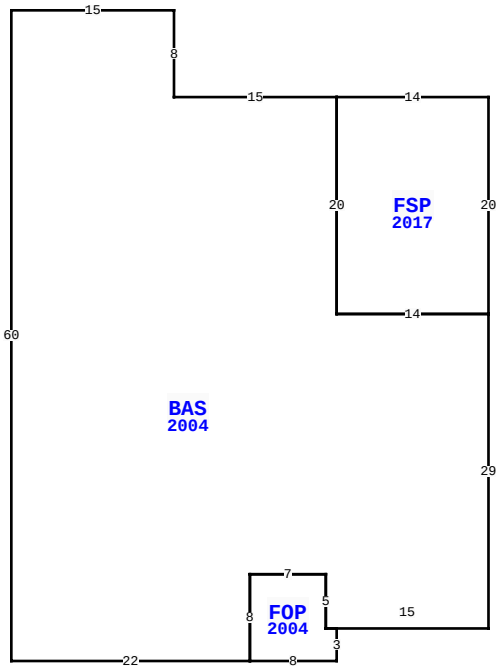
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1920	PROF DAYCARE
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,027	100	2004	2,027	176,138
FOP	59	30	2004	18	1,564
FSP	280	40	2017	112	9,732
TOTALS	2,366			2,157	187,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,157	101.9200	96.82	208,841	2004	2004	0	0	0	10.25	89.75

1 SFR MODULR 0% - 0 Heated Area: 2027 HX Base Yr



BLD DATE	11/18/2022	HS	LGL DATE
XF DATE	12/10/2019	KK	LAND DATE 05/08/2026 DC
INC DATE			AG DATE

5024 FIRST COAST HWY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	643,025
TOTAL MARKET OB/XF VALUE	48,178
TOTAL LAND VALUE - MARKET	455,789
TOTAL MARKET VALUE	1,146,992
SOH/AGL Deduction	166,210
ASSESSED VALUE	980,782
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	980,782
TOTAL JUST VALUE	1,146,992
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,074,991

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005607	REMODEL	312,090	04/11/2022
22003112	DEMOLITION	40,000	02/25/2022
19006058	REPAIR/ROOF	2,650	07/16/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2286/1181	7/01/2019	WD	U	I	37	1,600,000
GRANTOR: MURPHY DONALD L JR &						
GRANTEE: 5028 FIRST COAST LL						
2286/1179	6/26/2019	WD	U	I	11	100
GRANTOR: WESLEY B MURRAY REVOC						
GRANTEE: MURPHY DONALD L & C						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2017] W14 BAS=[YR=2004] W15 N8 W15 S60 E22
FOP=[YR=2004] E8 N3 W1 N5 W7 S8$ N8 E7 S5 E15 N29 W14 N20$
S20 E14 N20$.

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	0812	CONCRETE C	0	0	0	0	1,387.00	SF	4.00	4.00	100	2004	2004	3	82	4,549	
2	1242	WD DECK A	0	0	16	4	153.00	SF	10.00	10.00	100	2004	2004	3	20	306	
3	0811	CONCRETE B	0	0	21	24	504.00	SF	5.20	5.20	100	2004	2004	3	82	2,149	
4	0803	ASPHALT C	0	0	0	0	16,548.00	SF	2.00	2.00	100	2004	2004	3	50	16,548	
5	0400	CONC CURB	0	0	0	0	490.00	LF	15.00	15.00	100	2004	2004	3	86	6,321	
6	0812	CONCRETE C	0	0	0	0	1,421.00	SF	4.00	4.00	100	2004	2004	3	82	4,661	
7	0646	LWN SPRK H	0	0	0	0	99.00	UT	2.00	2.00	100	2004	2004	3	85	168	
8	1242	WD DECK A	0	0	0	0	1,002.00	SF	10.00	10.00	100	2005	2005	3	21	2,104	
9	1076	TRELLIS A	0	0	51	16	816.00	SF	7.50	7.50	100	2005	2005	3	85	5,202	
10	0424	CL FNC 6'	0	0	0	0	476.00	LF	20.00	20.00	100	2005	2005	3	61	5,807	

TOTAL OB/XF 47,815

LAND DESCRIPTION

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	001920	C	PROF DAYCARE	0	0003	RSF-1	0.00	0.00	18,003.00	SF		1.00	1.00	1.00	13.00	13.00	234,039							
2	000100	C	RES	0	0003	RSF-1	0.00	0.00	0.89	AC		1.00	1.00	1.00	250,000.00	250,000.00	221,750							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.30 Total Land Value: 455,789 Market: 0 Agricultural: 0 Common: 455,789 PRINTED 07/09/2026 BY SYS

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2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

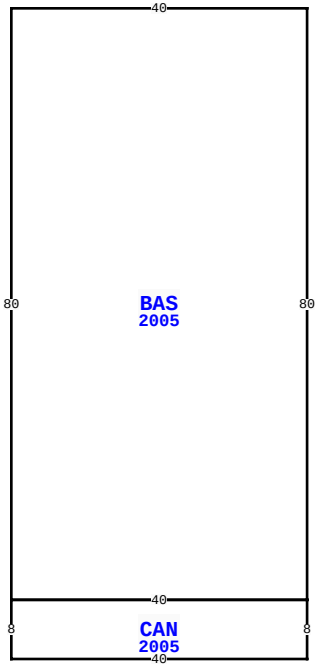
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		11 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		9 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1920	PROF DAYCARE
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,200	100	2005	3,200	442,320
CAN	320	30	2005	96	13,270
TOTALS	3,520			3,296	455,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0603	04	3,296	97.8120	145.50	479,568	2005	2015	0	0	0	5.00	95.00

2 DAYCARE CR 0% - 0 Heated Area: 3200 HX Base Yr



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GRANTEE: 5028 FIRST COAST LL						
2286/1179	6/26/2019	WD	U	I	11	100
GRANTOR: WESLEY B MURRAY REVOC						
GRANTEE: MURPHY DONALD L & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W40 S80 CAN=[YR=2005] S8 E40 N8 W40$ E40 N80$.

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
11	0940	SHEDS/PORT	0	0	6	6	36.00	SF	30.00	30.00	100	2004	2004	3	20	216	
12	1242	WD DECK A	0	0	0	0	42.00	SF	10.00	10.00	100	2010	2010	3	35	147	

LAND DESCRIPTION

TOTAL OB/XF 363

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.30 Total Land Value: 455,789 Market: 0 Agricultural: 0 Common: 455,789 PRINTED 07/09/2026 BY SYS