

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

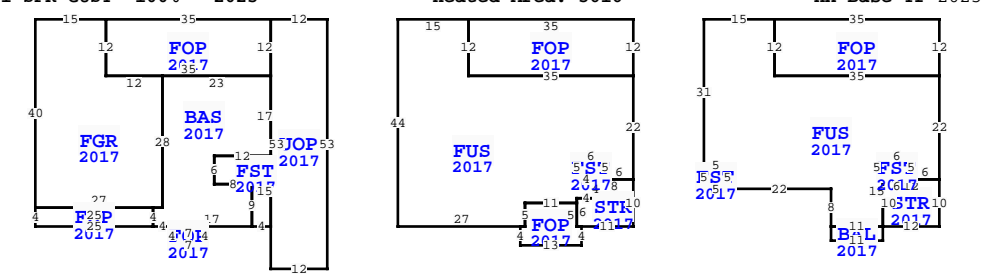
MURPHY LEIF 2020 GST-EX TRUST/MURPHY LEIF M TRUSTE
1632 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1460-0021-0020

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	100%	- 2025								



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			1,457,018
TOTAL MARKET OB/XF VALUE			64,876
TOTAL LAND VALUE - MARKET			1,575,000
TOTAL MARKET VALUE			3,096,894
SOH/AGL Deduction			147,758
ASSESSED VALUE			2,949,136
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			2,897,725
TOTAL JUST VALUE			3,096,894
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,871,603

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	1,506
BAS	636	100	2017	636	191,539
FGR	936	55	2017	515	155,098
FOP	28	30	2017	8	2,410
FOP	100	30	2017	30	9,035
FOP	107	30	2017	32	9,637
FOP	420	30	2017	126	37,946
FOP	420	30	2017	126	37,946
FOP	420	30	2017	126	37,946
FST	25	55	2017	14	4,216
TOTALS	7,133			4,838	145,018

** This building has 18 Sub-Areas

1632 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2026
INC DATE		AG DATE	MLU

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	SALE PRICE
2441/0499	12/30/2020	SW	U	I	11	100
GRANTOR: MURPHY LEIF M REVOCAB						
GRANTEE: MURPHY LEIF M 2020						
2440/0675	12/30/2020	SW	U	I	11	100
GRANTOR: MURPHY LEIF M & PAULA						
GRANTEE: MURPHY LEIF M & PAU						

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	2.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	3,880	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2017	2017	04	95	47,500	
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2017	2017	3	70	3,500	
6	0416	DUNEWALKS	0	100	0	0	476.00	SF	30.00	30.00	100	2017	2017	3	70	9,996	

TOTAL OB/XF												64,876					

BUILDING NOTES											

BUILDING DIMENSIONS											
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 W11 FOP=[YR=2017] S4 W13 N4 E1 N5 E11 S5 E1\$ W1 N6 E4 N4 FST=[YR=2017] W4 N5 E6 S5 W2\$ E8\$ W6 N5 W6 S5 E4 S4 W4 S1 W11 S5 W27 N44\$ W15\$ PTR=E80 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 N11\$ W80 \$.											

LAND DESCRIPTION												TOTAL OB/XF						64,876						
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	000120	C	RES OCEAN	100	0006	R-1	75.00	150.00	75.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,575,000							