

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

2026

00-00-31-1520-0007-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	23	REINF CONC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	11	SLATE 30
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 60
Interior Floor	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	10,818
BAL	504	15	2016	76	15,513
BAS	639	100	2010	639	130,436
FGR	583	55	2010	321	65,525
FOP	34	30	2010	10	2,041
FOP	36	30	2010	11	2,245
FUS	1,278	100	2010	1,278	260,872
FUS	1,285	100	2010	1,285	262,301

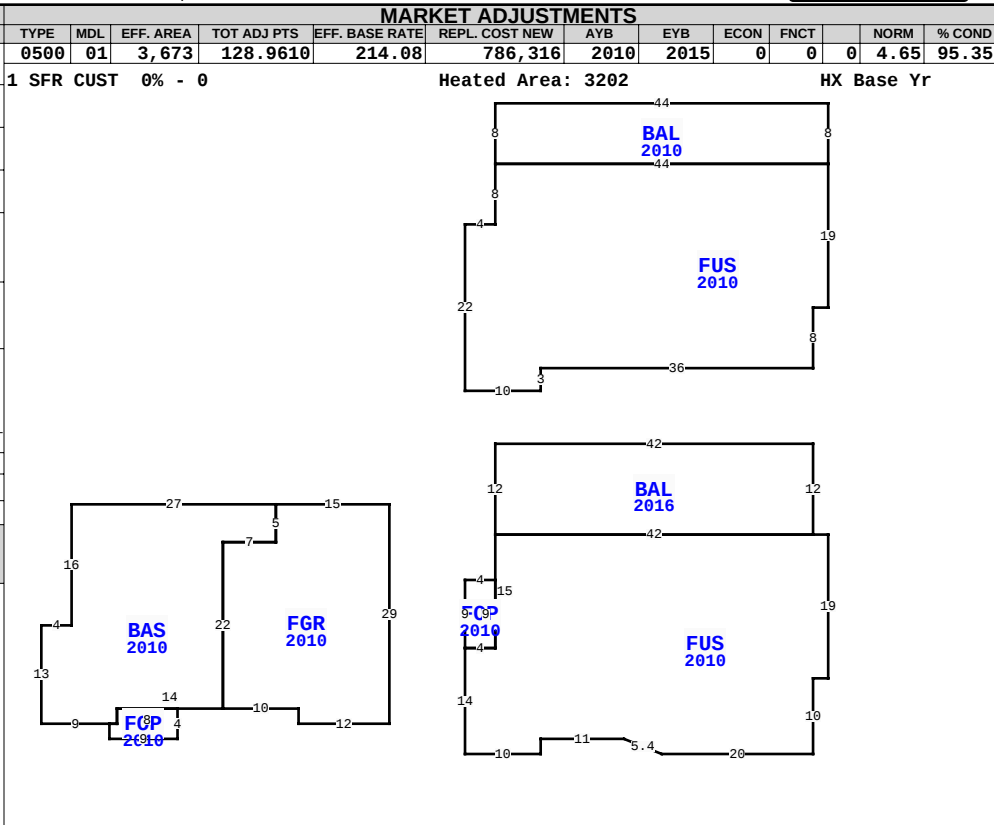
TOTALS 4,711 3,673 749,752

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	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	35	1,418	
4	1242	WD DECK A	0	0	8	4	32.00	SF	10.00	10.00	100	2010	2010	3	35	112	

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	000120	C	RES OCEAN	0	0006	R-1	75.00	75.00	75.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,575,000							



748 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		749,752
TOTAL MARKET OB/XF VALUE		11,220
TOTAL LAND VALUE - MARKET		1,575,000
TOTAL MARKET VALUE		2,335,972
SOH/AGL Deduction		452,131
ASSESSED VALUE		1,883,841
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,883,841
TOTAL JUST VALUE		2,335,972
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,166,262

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
2061/1810	7/29/2016	WD Q	I	01	

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\$.