LOT 56
IN OR 1860/1271
PARKWAY NORTH PB 5/263

MURRAY JAMES O JR
4445 BEAN ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-163N-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

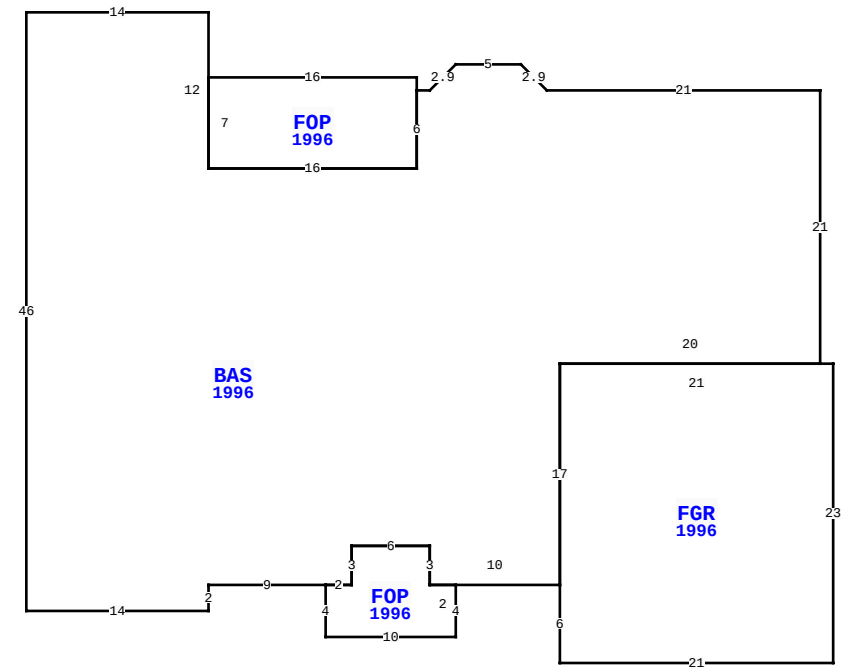
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1072.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,990	100	1996	1,990	351,656
FGR	483	55	1996	266	47,005
FOP	58	30	1996	17	3,004
FOP	112	30	1996	34	6,008
TOTALS	2,643			2,307	407,673

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,307	124.5090	206.68	476,811	1996	1996	0	0	0	14.50	85.50

1 SFR CUST 100% - 2014 Heated Area: 1990 HX Base Yr 2014



4445 BEAN ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		407,673
TOTAL MARKET OB/XF VALUE		48,694
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		656,367
SOH/AGL Deduction		301,575
ASSESSED VALUE		354,792
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		303,381
TOTAL JUST VALUE		656,367
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		613,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B983502	XFOB	4,000	04/07/1998
B969571	NEW CONSTR	118,752	02/02/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1860/1271	6/04/2013	WD	Q	I	02	330,000
GRANTOR: SCHULER GREGORY R & S						
GRANTEE: MURRAY JAMES O JR						
1700/1819	9/23/2010	WD	Q	I	02	290,000
GRANTOR: FLICK BRIAN J						
GRANTEE: SCHULER GREGORY R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W21 U2 L2 W5 D2 L2 W1 FOP=[YR=1996] N1 W16 S7 E16 N6 $ S6W16 N12 W14 S46 E14 N2 E9 FOP=[YR=1996] S4 E10 N4 W2 N3 W6 S3 W2 $ E2 N3 E6 S3 E10 FGR=[YR=1996] S6 E21 N23 W21 S17 $ N17 E20 N21 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	76	2,660	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1998	1998	04	85	42,500	
6	0910	SCRN RM L	0	100	0	0	1,178.00	SF	15.00	15.00	100	1998	1998	3	20	3,534	

LAND DESCRIPTION

TOTAL OB/XF 48,694

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	000100	C	RES	100		R1-G	0.00	0.00	1.00	UT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS