

LOTS 11 & 12
IN OR 1746/1597
SEAVIEW SUB 2 PB 5/26

MURPHY GEORGE M LVG TRUST/MURPHY BJORG G TRUSTEE
3957 1ST AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-1681-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	08	DECORATIVE 50
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

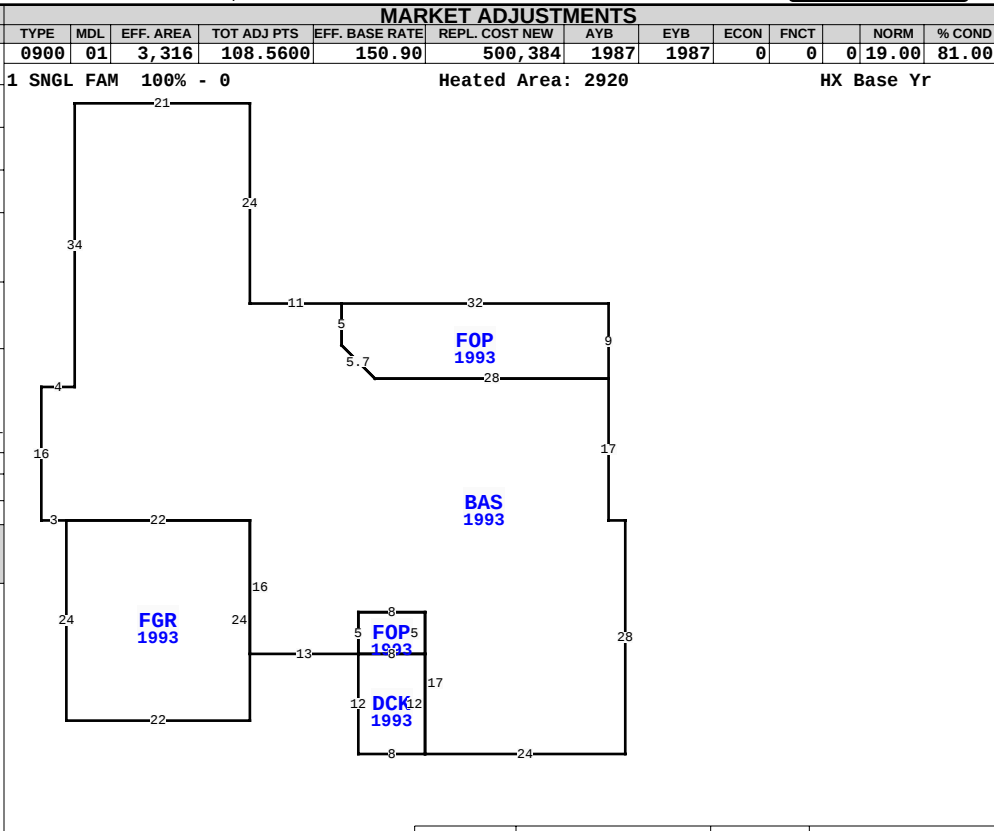
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1044.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,920	100	1993	2,920	356,909
DCK	96	10	1993	10	1,222
FGR	528	55	1993	290	35,446
FOP	40	30	1993	12	1,467
FOP	280	30	1993	84	10,268
TOTALS	3,864			3,316	405,311

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0820	WOOD WALK	0 100	40	0	160.00	SF	11.75	11.75	100	1987	1987	3	40	752	
2	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	1987	1987	04	85	42,500	
4	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	58	1,160	
6	1242	WD DECK A	0 100	0	0	232.00	SF	10.00	10.00	100	1987	1987	3	20	464	
7	1242	WD DECK A	0 100	48	4	192.00	SF	10.00	10.00	100	1989	1989	3	20	384	
8	1242	WD DECK A	0 100	0	0	85.00	SF	10.00	10.00	100	1989	1989	3	20	170	
9	1242	WD DECK A	0 100	0	0	85.00	SF	10.00	10.00	100	1989	1989	3	20	170	
10	1242	WD DECK A	0 100	8	3	24.00	SF	10.00	10.00	100	1989	1989	3	20	48	
11	1242	WD DECK A	0 100	10	8	80.00	SF	10.00	10.00	100	1988	1988	3	20	160	
12	0820	WOOD WALK	0 100	4	3	12.00	SF	11.75	11.75	100	1988	1988	3	40	56	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



3957 1ST AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF 45,864															
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
1	000100	C	RES	100		R-1	180.00	160.00	180.00	FF		1.00	1.00	1.00	6,000.00

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		405,311	
TOTAL MARKET OB/XF VALUE		70,662	
TOTAL LAND VALUE - MARKET		1,080,000	
TOTAL MARKET VALUE		1,555,973	
SOH/AGL Deduction		1,188,904	
ASSESSED VALUE		367,069	
TOTAL EXEMPTION VALUE		HX HB VX WR	61,411
BASE TAXABLE VALUE		305,658	
TOTAL JUST VALUE		1,555,973	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,510,151	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0133	POOL ENC	23,780	07/29/2024
20121393	ROOF	8,000	07/13/2012
20110018	H/AC	5,300	01/04/2011
20080159	XFOB	900	02/04/2008
BP4123	N/A	180,000	01/20/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1746/1597	7/05/2011	WD U	I	I	30
GRANTOR: MURPHY GEORGE M & BJO					
GRANTEE: MURPHY GEORGE M & B					
1746/1595	7/05/2011	WD U	I	I	30
GRANTOR: MURPHY GEORGE M & BJO					
GRANTEE: MURPHY GEORGE M					

BUILDING NOTES		

BUILDING DIMENSIONS		
FOP=[YR=1993] W32 BAS=[YR=1993] W11 N24 W21 S34 W4 S16 E3		
FGR=[YR=1993] S24 E22 N24 W22\$ E22 S16 E13 DCK=[YR=1993] S12		
E8 N12 W8\$ FOP=[YR=1993] E8 N5 W8 S5\$ N5 E8 S17 E24 N28 W2		
N17 W28 U4 L4 N5\$ S5 R4 D4 E28 N9\$.		

[illegible]