

LOT 25 & S17.5' OF LOT 26
IN OR 2456/187
EX R/W CASE #09-CA-600

MOORE RICHARD W III/SMITH LAURIE LYNN
1337 AUTUMN TRACE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0120-0025-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	06 BD/BATTEN 50
Exterior Wall	15 CONC BLOCK 50
Roof Structure	04 WOOD TRUSS 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	12 HARDWOOD 50
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	8 100
Frame	03 MASONRY 100
Story Height	10 100
RMS	9 100
Stories	2. 100
Units	0 100
Occupancy	00 OWNER OCC 100
Quality	03 Quality Level 03
DOR CODE	1700 OFFICE BUILDINGS
MAP NUM	MKT AREA 02
NEIGHBORHOOD/LOC	2004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	54	15	8	1,064
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BAS	1,080	100	1,080	143,642
CAN	20	30	6	798
CAN	20	30	6	798
CAN	72	30	22	2,926
CAN	180	30	54	7,182
FUS	1,080	100	1,080	143,642
PTO	60	5	3	399
PTO	230	5	12	1,596
TOTALS	2,950		2,301	306,036

EXTRA FEATURES	
L N	OB/XF CODE
1	0812
2	0402
3	0978
4	0510
5	0855
6	0446

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	2,301	105.2362	149.44	343,861	2007	2007	0	0	11.00	89.00

1 OFFICE 1&2 - 0% - 0

Heated Area: 2160

HX Base Yr

15

PTO

2007

10

UST

2007

5

CAN

2007

30

BAS

2007

46

T

2007

6

CAN

2007

15

STR

2007

5

CAN

2007

30

FUS

2007

9

BAL

2007

12

CAN

2007

9

BAL

2007

** This building has 12 Sub-Areas

BLD DATE	10/08/2021	KK	LGL DATE	
XF DATE	10/08/2021	KK	LAND DATE	10/08/2021
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE			306,036
TOTAL MARKET OB/XF VALUE			16,366
TOTAL LAND VALUE - MARKET			178,112
TOTAL MARKET VALUE			500,514
SOH/AGL Deduction			74,223
ASSESSED VALUE			426,291
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			426,291
TOTAL JUST VALUE			500,514
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			387,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007758	REMODEL	10,000	06/15/2021
E1528974	CHNGE SRVC	0	03/01/2015
B26074	DEMOLITION	1,900	05/01/2012
E18848	ELEC OTHER	4,000	02/01/2007
M12204	MECH OTHER	0	11/01/2006
R09911	REPAIR/RRF	3,000	11/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2456/0187	4/27/2021	WD Q	I	01	
GRANTOR: MCKINNIE JULIAN W & D					
GRANTEE: MOORE RICHARD W III					
1787/0995	4/05/2012	WD U	I	11	
GRANTOR: CITIZENS STATE BANK					
GRANTEE: MCKINNIE JULIAN W &					

BUILDING NOTES	
BUILDING DIMENSIONS	
PTO=[YR=2007] W5CAN=[YR=2007] W5UST=[YR=2007] W10PTO=[YR=2007] W15S4BAS=[YR=2007] S36 CAN=[YR=2007] S6E30N6W30\$E30N36W30\$ E15N4\$S4E10N4\$S4E5N4\$S4E5N46\$ PTR=S4E15 FUS=[YR=2007] S36BAL=[YR=2007] S6E9CAN=[YR=2007] E12BAL=[YR=2007] E9N6W9 S6\$N6W12S6\$N6W9\$E30N36CAN=[YR=2007] N4W5STR=[YR=2007] W15S4E15N4\$S4E5\$ W30\$W15N4\$.	

LAND DESCRIPTION										TOTAL OB/XF										16,366									
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	001700	C	1STORY OFF	0	0003	CI	118.00	103.00	14,249.00	SF		1.00	1.00	1.00	12.50	12.50	178,112												