PT OF LOTS 1 & 2
OF LANDS OF EMIL O FRIEND S/D
DBK Z/165 & PT OF GOVT LOT 1

MOODY JAMES M & MARLENE W
12350 CR 39
DUETTE, FL 34219

2023

00-00-30-034B-0001-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

509 BONNIEVIEW RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	397,716
TOTAL MARKET VALUE	397,716
SOH/AGL Deduction	135,128
ASSESSED VALUE	262,588
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	262,588
TOTAL JUST VALUE	397,716
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	238,716

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008183	NEW CONSTR	339,356	05/25/2022
B0006895	NEW CONSTR	116,466	04/17/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2439/1936	3/05/2021	WD	Q	V	01	272,500
GRANTOR: PELICAN PROPERTIES &						
GRANTEE: MOODY JAMES M & MAR						
2169/0024	1/08/2018	MS	U	I	11	100
GRANTOR: PELICAN PROPERTIES &						
GRANTEE: PELICAN PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000000	C	VAC RES	0		RS-2	0.00	0.00	1.59	AC		1.00	1.00	1.00	250,000.00	250,000.00	397,500							
2	009620	C	MARSH	0			0.00	0.00	2.16	AC		1.00	1.00	1.00	100.00	100.00	216							

REVIEW DATE 04/04/2023 BY TWJP Total Acres: 3.75 Total Land Value: 397,716 Market: 0 Agricultural: 0 Common: 397,716 PRINTED 08/02/2023 BY SYS