LOT 6
IN OR 1366/1001
RESERVE AT OLD BLUFF PB 7/34

MOORE ALLAN R & BEATRICE M
95062 RESERVE COURT
FERNANDINA BEACH, FL 32034

2023

00-00-30-054B-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

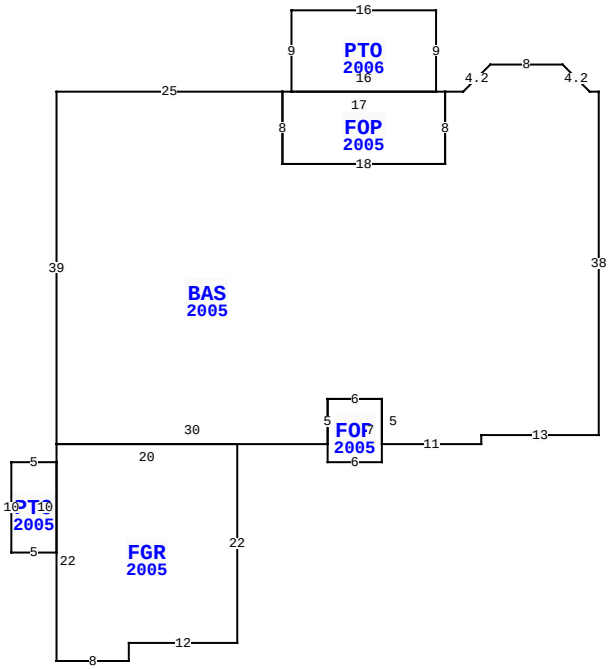
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,186	100	2,186	365,114
FGR	456	55	251	41,923
FOP	42	30	13	2,171
FOP	144	30	43	7,182
PTO	50	5	2	334
PTO	144	5	7	1,169
TOTALS	3,022		2,502	417,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,502	128.1000	182.54	456,715	2005	2005	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2006 Heated Area: 2186 HX Base Yr 2006



95062 RESERVE CT, 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		417,894
TOTAL MARKET OB/XF VALUE		11,014
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		728,908
SOH/AGL Deduction		432,129
ASSESSED VALUE		296,779
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		246,779
TOTAL JUST VALUE		728,908
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		591,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1318532	H/AC	0	07/01/2013
B24529	REPAIR/RRF	5,567	03/01/2011
M0509822	H/AC	0	06/01/2005
E14604	ELEC OTHER	2,000	03/01/2005
P09179	OTHER	0	03/01/2005
R07293	REPAIR/RRF	5,000	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1366/1001	11/14/2005	WD	Q	I		546,400
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: MOORE ALLAN R & BEA						
1291/1564	2/01/2005	WD	U	V	19	125,000
GRANTOR: SOUTHERN PLANTATIONS						
GRANTEE: BRYLEN HOMES LTD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W1 U3 L3 W8 D3 L3 W2 FOP=[YR=2005] W1 PTO=[YR=2006] N9 W16 S9 E16$ W17 S8 E18 N8$ S8 W18 N8 W25 S39 FGR=[YR=2005] S2 PTO=[YR=2005] W5 S10 E5 N10$ S22 E8 N2 E12 N22 W20$ E30 FOP=[YR=2005] S2 E6 N7 W6 S5$ N5 E6 S5 E11 N1 E13 N38$.

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	2005	2005	3	90	3,150	
2	0812	CONCRETE C	0	100	0	0	1,163.00	SF	4.00	4.00	100	2005	2005	3	87	4,047	
3	1126	CB/STC 8"	0	100	0	0	40.00	SF	8.00	8.00	100	2005	2005	3	87	278	
4	0911	SCRN RM A	0	100	0	0	144.00	SF	17.50	17.50	100	2012	2012	3	60	1,512	
5	0855	CONC PAVER	0	100	0	0	308.00	SF	7.00	7.00	100	2012	2012	3	94	2,027	

LAND DESCRIPTION

TOTAL OB/XF 11,014

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	SFR	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 02/11/2016 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS