

PT OF LOTS 74 & 75
IN OR 1831/1670
SUB PT OF SEC 4 PB 0/59

MOERMAN PAUL H JR & SARAH L/LAWS WILLIAM J
887 NISSEN DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0740-0074-0010



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		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,030	100	2,030	218,895
FEP	252	80	202	21,782
FGR	528	55	290	31,271
FOP	178	30	53	5,715
FST	48	55	26	2,804

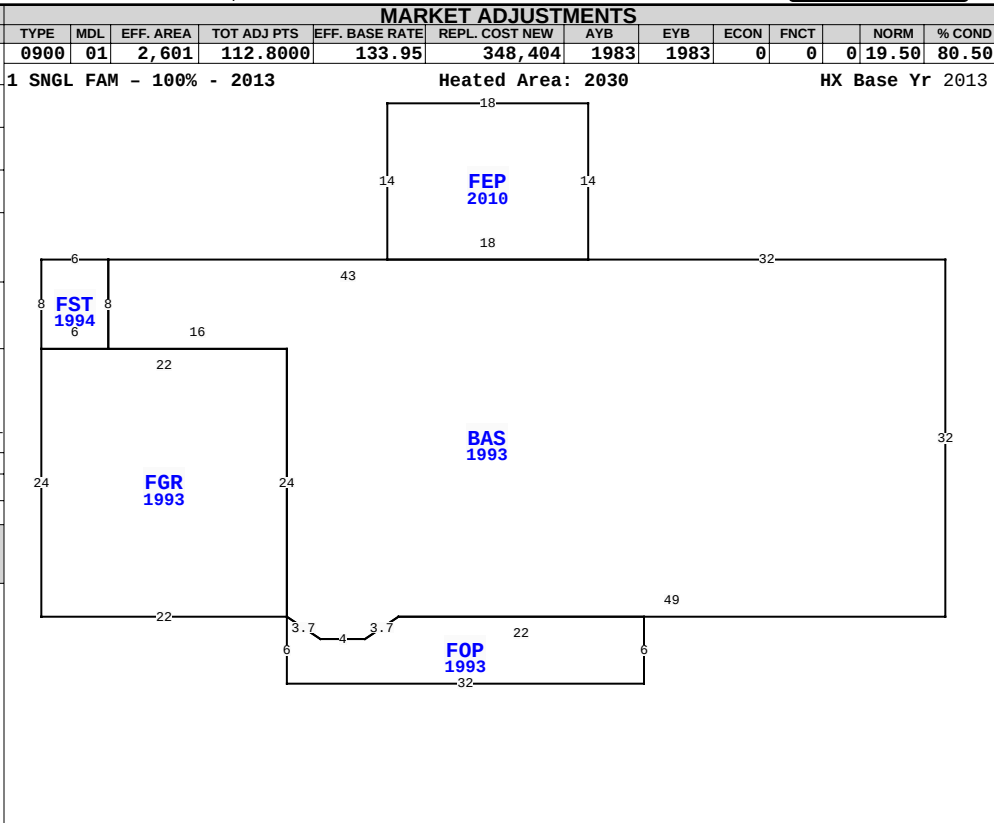
TOTALS	3,036		2,601	280,465
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EXTRA FEATURES

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	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	100	1983	1983	3	44	257	
2	0810	CONCRETE A	0	100	0	0	425.00	SF	6.50	6.50	100	1983	1983	3	44	1,216	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	56	1,960	
4	0810	CONCRETE A	0	100	0	0	1,129.00	SF	6.50	6.50	100	1985	1985	3	49.5	3,633	
5	0810	CONCRETE A	0	100	54	3	162.00	SF	6.50	6.50	100	1985	1985	3	49.5	521	
6	0940	SHEDS/PORT	0	100	12	16	192.00	SF	18.30	18.30	100	1995	1995	3	20	703	

LAND DESCRIPTION

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	000100	C	SFR	100		RS-2	254.00	153.00	1.00	LT		1.00	1.00	1.20	105,000.00	126,000.00	126,000							



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

887 NISSEN DR, FERNANDINA BEACH

TOTAL OB/XF																	8,290
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NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		280,465
TOTAL MARKET OB/XF VALUE		8,290
TOTAL LAND VALUE - MARKET		126,000
TOTAL MARKET VALUE		414,755
SOH/AGL Deduction		215,538
ASSESSED VALUE		199,217
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		149,217
TOTAL JUST VALUE		414,755
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1831/1670	12/21/2012	WD	Q	I	02	235,000

GRANTOR: BORSHARD MARY B TRUST
GRANTEE: MOERMAN PAUL H JR &
1387/0741 2/07/2006 QC U I 01 100
GRANTOR: BORSHARD MARY B
GRANTEE: BORSHARD MARY B TRU

BUILDING NOTES

BUILDING DIMENSIONS	
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BAS=[YR=1993] W32 FEP=[YR=2010] N14 W18 S14 E18 \$ W43
FST=[YR=1994] W6 S8 FGR=[YR=1993] S24 E22 N24 W22\$ E6 N8 \$ S8
E16 S24 FOP=[YR=1993] S6 E32 N6 W22 D2 L3 W4 U2 L3 \$ D2
R3 E4 R3 U2 E49 N32\$.