

BLOCK 10 LOT 4  
IN OR 1903/893  
BUCKS FDNA BEACH # 2PB3/17

MOSER ALLEN C & SANDRA J  
2835 1ST AVE  
FERNANDINA BEACH, FL 32034

2023

00-00-31-114B-0010-0040



| BUILDING CHARACTERISTICS |                  |             | CONSTRUCTION |                      |    |
|--------------------------|------------------|-------------|--------------|----------------------|----|
| Exterior Wall            | 10               | ABOVE AVG   | 100          |                      |    |
| Roof Structur            | 08               | IRREGULAR   | 100          |                      |    |
| Roof Cover               | 03               | COMP SHNGL  | 100          |                      |    |
| Interior Wall            | 05               | DRYWALL     | 100          |                      |    |
| Interior Floo            | 11               | CLAY TILE   | 70           |                      |    |
| Interior Floo            | 14               | CARPET      | 30           |                      |    |
| Air Condition            | 03               | CENTRAL     | 100          |                      |    |
| Heating Type             | 04               | AIR DUCTED  | 100          |                      |    |
| Bedrooms                 |                  | 3           | 100          |                      |    |
| Bathrooms                |                  | 3           | 100          |                      |    |
| Frame                    | 02               | WOOD FRAME  | 100          |                      |    |
| Stories                  | 2.               | 2.          | 100          |                      |    |
| Units                    |                  | 0           | 100          |                      |    |
| Occupancy                | 00               | NONE        | 100          |                      |    |
| Quality                  |                  |             | 05           | Quality Level 05     |    |
| DOR CODE                 |                  |             | 0100         | SINGLE FAMILY        |    |
| MAP NUM                  |                  |             |              | MKT AREA             | 01 |
| NEIGHBORHOOD/LOC         |                  |             | 1043.00      |                      |    |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |    |
| BAS                      | 939              | 100         | 939          | 142,363              |    |
| BAS                      | 232              | 100         | 232          | 35,174               |    |
| FOP                      | 104              | 30          | 31           | 4,700                |    |
| FOP                      | 224              | 30          | 67           | 10,158               |    |
| FUS                      | 895              | 100         | 895          | 135,692              |    |
| STP                      | 42               | 10          | 4            | 606                  |    |
| TOTALS                   | 2,436            |             | 2,168        | 328,692              |    |

| MARKET ADJUSTMENTS             |     |           |             |                |                |      |      |      |      |   |      |        |  | 2 SNGL FAM - 100% - 2016 |  | Heated Area: 2066 |  | HX Base Yr 2016 |  |
|--------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|--|--------------------------|--|-------------------|--|-----------------|--|
| TYPE                           | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |  |                          |  |                   |  |                 |  |
| 0900                           | 01  | 2,168     | 131.6238    | 156.30         | 338,858        | 2015 | 2015 | 0    | 0    | 0 | 3.00 | 97.00  |  |                          |  |                   |  |                 |  |
|                                |     |           |             |                |                |      |      |      |      |   |      |        |  |                          |  |                   |  |                 |  |
| 2835 1ST AVE, FERNANDINA BEACH |     |           |             |                |                |      |      |      |      |   |      |        |  |                          |  |                   |  |                 |  |

| NASSAU COUNTY PROPERTY         |  |  |  |  |  |  |  |  |  | PAGE 1 of 1  |  | 2 |
|--------------------------------|--|--|--|--|--|--|--|--|--|--------------|--|---|
| VALUATION SUMMARY              |  |  |  |  |  |  |  |  |  | STANDARD     |  |   |
| VALUATION BY                   |  |  |  |  |  |  |  |  |  | Tax Group: 2 |  |   |
| Tax Group: 2                   |  |  |  |  |  |  |  |  |  | Tax Dist:    |  |   |
| BUILDING MARKET VALUE          |  |  |  |  |  |  |  |  |  | 328,692      |  |   |
| TOTAL MARKET OB/XF VALUE       |  |  |  |  |  |  |  |  |  | 45,156       |  |   |
| TOTAL LAND VALUE - MARKET      |  |  |  |  |  |  |  |  |  | 260,000      |  |   |
| TOTAL MARKET VALUE             |  |  |  |  |  |  |  |  |  | 633,848      |  |   |
| SOH/AGL Deduction              |  |  |  |  |  |  |  |  |  | 243,637      |  |   |
| ASSESSED VALUE                 |  |  |  |  |  |  |  |  |  | 390,211      |  |   |
| TOTAL EXEMPTION VALUE          |  |  |  |  |  |  |  |  |  | 50,000       |  |   |
| BASE TAXABLE VALUE             |  |  |  |  |  |  |  |  |  | 340,211      |  |   |
| TOTAL JUST VALUE               |  |  |  |  |  |  |  |  |  | 633,848      |  |   |
| NCON VALUE                     |  |  |  |  |  |  |  |  |  | 0            |  |   |
| INCOME VALUE                   |  |  |  |  |  |  |  |  |  |              |  |   |
| PREVIOUS YEAR MKT VALUE        |  |  |  |  |  |  |  |  |  | 615,925      |  |   |
| PERMIT NUM                     |  |  |  |  |  |  |  |  |  | DESCRIPTION  |  |   |
| 20200182                       |  |  |  |  |  |  |  |  |  | ADDITION     |  |   |
| 20163318                       |  |  |  |  |  |  |  |  |  | SWIM POOL    |  |   |
| 20142716                       |  |  |  |  |  |  |  |  |  | CO ISSUED    |  |   |
| 20142716                       |  |  |  |  |  |  |  |  |  | NEW CONSTR   |  |   |
| 20080542                       |  |  |  |  |  |  |  |  |  | DEMOLITION   |  |   |
| 7408                           |  |  |  |  |  |  |  |  |  | REPAIR/RRF   |  |   |
| SALES DATA                     |  |  |  |  |  |  |  |  |  |              |  |   |
| OFF RECORD Number              |  |  |  |  |  |  |  |  |  | DATE         |  |   |
| 1903/0893                      |  |  |  |  |  |  |  |  |  | 2/18/2014    |  |   |
| GRANTOR: HAMER STUART R        |  |  |  |  |  |  |  |  |  |              |  |   |
| GRANTEE: MOSER ALLEN C & SAN   |  |  |  |  |  |  |  |  |  |              |  |   |
| 1638/1666                      |  |  |  |  |  |  |  |  |  | 9/10/2009    |  |   |
| GRANTOR: HAMER STUART R & ERIK |  |  |  |  |  |  |  |  |  |              |  |   |
| GRANTEE: HAMER STUART R        |  |  |  |  |  |  |  |  |  |              |  |   |

| TOTALS |            | 2,436       | 2,168 |     | 328,692 |    |        | 2835 1ST AVE, FERNANDINA BEACH |        |                |           |         |             | XF DATE  |        | LAND DATE       |       |
|--------|------------|-------------|-------|-----|---------|----|--------|--------------------------------|--------|----------------|-----------|---------|-------------|----------|--------|-----------------|-------|
|        |            |             |       |     |         |    |        |                                |        |                |           |         |             | INC DATE |        | AG DATE         |       |
| 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      | 0861       | POOL GUNIT  | 0     | 100 | 0       | 0  | 336.00 | SF                             | 127.50 | 127.50         | 100       | 2017    | 2017        | 3        | 87     | 37,271          |       |
| 2      | 0855       | CONC PAVER  | 0     | 100 | 0       | 0  | 478.00 | SF                             | 10.00  | 10.00          | 100       | 2017    | 2017        | 3        | 97     | 4,637           |       |
| 3      | 0477       | VF 4 SLAT   | 0     | 100 | 0       | 0  | 114.00 | LF                             | 14.00  | 14.00          | 100       | 2017    | 2017        | 3        | 94     | 1,500           |       |
| 6      | 0810       | CONCRETE A  | 0     | 100 | 0       | 0  | 540.00 | SF                             | 6.50   | 6.50           | 100       | 1969    | 1969        | 3        | 21     | 737             |       |
| 10     | 0810       | CONCRETE A  | 0     | 100 | 9       | 18 | 162.00 | SF                             | 6.50   | 6.50           | 100       | 2015    | 2015        | 3        | 96     | 1,011           |       |
|        |            |             |       |     |         |    |        |                                |        |                |           |         |             |          |        |                 |       |
|        |            |             |       |     |         |    |        |                                |        |                |           |         |             |          |        |                 |       |
|        |            |             |       |     |         |    |        |                                |        |                |           |         |             |          |        |                 |       |
|        |            |             |       |     |         |    |        |                                |        |                |           |         |             |          |        |                 |       |
|        |            |             |       |     |         |    |        |                                |        |                |           |         |             |          |        |                 |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |        |             | TOTAL OB/XF |     |          |        |         |            |                |            |                             |      | 45,156  |      |     |    |        |  |  |  |  |  |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|--------|-------------|-------------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|--|--|
| 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 |     |          | 65.00 | 142.00 | 65.00       | FF          |     | 1.00     | 1.00   | 1.00    | 4,000.00   | 4,000.00       | 260,000    |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |