BLOCK 17 LOT 20
CITY OF FDNA BEACH

MOORE JOHN MICHAEL & JOI MICHELE
1927 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0017-0200

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

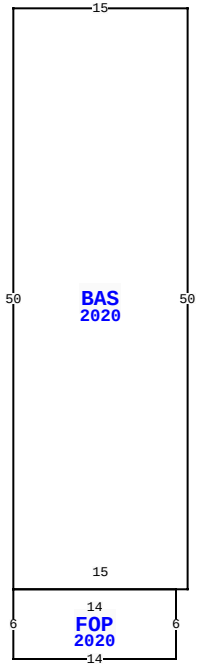
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	750	100	750	235,866
FOP	84	30	25	7,862
TOTALS	834		775	243,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0500	01	775	147.6200	210.36	163,029	2020	2020	0	149.5		0.50	149.50

1 SFR CUST – 0% - 2023 Heated Area: 750 HX Base Yr



323 N 4TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	243,728
TOTAL MARKET OB/XF VALUE	1,445
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	395,173
SOH/AGL Deduction	0
ASSESSED VALUE	395,173
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	395,173
TOTAL JUST VALUE	395,173
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	185,895

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190505	NEW CONSTR	0	10/09/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2609/0302	12/05/2022	WD	Q	I	01	499,000
GRANTOR: DEGROVE SHERYL K						
GRANTEE: MOORE JOHN MICHAEL						
2183/1734	3/12/2018	WD	Q	V	01	57,500
GRANTOR: CASCONE JOHN J & JENN						
GRANTEE: DEGROVE SHERYL K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W15 S50 FOP=[YR=2020] S6 E14 N6 W14 $ E15 N50 $.

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	0855	CONC PAVER	0	0	0	0	146.00	SF	10.00	10.00	100	2020	2020	3	99	1,445	

LAND DESCRIPTION

TOTAL OB/XF 1,445

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	0	0006	R-2	25.00	100.00	25.00	FF		1.00	1.00	1.50	4,000.00	6,000.00	150,000							

REVIEW DATE 10/06/2020 BY RK Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS