



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	07 CORK/VTILE 70
Interior Floo	14 CARPET 30
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	21 100
Frame	05 STEEL 100
Story Height	13 100
RMS	21 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	1600COMMUNITY SHOPPING
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	1010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,516	100	3,516	304,490
UST	484	40	194	16,800
TOTALS	4,000		3,710	321,291

L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0097	AWNING CN	0	0	0	0	64.00	SF	65.00	65.00	100	2000	2000	3	40	1,664	
2	0400	CONC CURB	0	0	0	0	40.00	LF	15.00	15.00	100	2000	2000	3	85	510	
3	0422	CL FNC 4'	0	0	0	0	142.00	LF	15.00	15.00	100	2000	2000	3	55	1,172	
4	0443	STK FNC 6'	0	0	0	0	56.00	LF	10.00	10.00	100	2005	2005	3	27	151	
5	0646	LWN SPRK H	0	0	0	0	14.00	UT	2.00	2.00	100	2000	2000	3	27	8	
6	0812	CONCRETE C	0	0	0	0	8,350.00	SF	4.00	4.00	100	2000	2000	3	80	26,720	
7	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	2000	2000	3	55	495	
8	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2000	2000	3	20	80	
9	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2005	2005	3	69	414	
10	0443	STK FNC 6'	0	0	0	0	140.00	LF	10.00	10.00	100	2018	2018	3	86	1,204	

LAND DESCRIPTION	
L N	USE CODE
1	001610

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	NBHD SHOP	- 0%	- 0								
Heated Area: 3516 HX Base Yr											
1426 LIME ST, FERNANDINA BEACH											
BLD DATE 10/18/2018 KK LGL DATE 10/18/2018 KK											
XF DATE INC DATE LAND DATE AG DATE											

EXTRA FEATURES											
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0097	AWNING CN	0	0	0	0	64.00	SF	65.00	65.00	100
2	0400	CONC CURB	0	0	0	0	40.00	LF	15.00	15.00	100
3	0422	CL FNC 4'	0	0	0	0	142.00	LF	15.00	15.00	100
4	0443	STK FNC 6'	0	0	0	0	56.00	LF	10.00	10.00	100
5	0646	LWN SPRK H	0	0	0	0	14.00	UT	2.00	2.00	100
6	0812	CONCRETE C	0	0	0	0	8,350.00	SF	4.00	4.00	100
7	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100
8	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100
9	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100
10	0443	STK FNC 6'	0	0	0	0	140.00	LF	10.00	10.00	100

TOTAL OB/IF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001610	C	SH CTR NHD	0	0003	C-1	115.00	172.00	19,780.00	SF	1.00

NASSAU COUNTY PROPERTY	
VALUATION SUMMARY	
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	321,291
TOTAL MARKET OB/IF VALUE	32,703
TOTAL LAND VALUE - MARKET	197,800
TOTAL MARKET VALUE	551,794
SOH/AGL Deduction	254,496
ASSESSED VALUE	297,298
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	297,298
TOTAL JUST VALUE	551,794
NCON VALUE	0
INCOME VALUE	274,517
PREVIOUS YEAR MKT VALUE	442,786

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183119	6' WOOD FENCE	0	09/01/2018
20161212	CHANGEOUT 5 TON U	3,200	04/28/2016
20110702	SIGN	674	05/09/2011
20102188	SIGN	200	12/27/2010
20051167	SIGN	500	02/03/2005
2004064	XFOB	300	09/27/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2172/0132	1/12/2018	WD	Q	I	01
GRANTOR: DONGO JULIO TRUSTEE					
GRANTEE: MOORE KAREN & LAURE					
1768/0336	11/29/2011	WD	Q	I	02
GRANTOR: KING VIRGINIA D					
GRANTEE: DONGO JULIO TRUSTEE					

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2000] W80 UST=[YR=2000] W20 S29 E4 N6 E16 N23\$ S23 W16 S6 W4 S11 E100 N40\$.	

MOORE KAREN &/CONRAD LAUREN C
1562 PARK LN
FERNANDINA BEACH, FL 32034

00-00-31-1800-0266-0101

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				2	
ELEMENT		CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY														
																						VALUATION BY										STANDARD			
																						Tax Group: 2										Tax Dist:			
																						BUILDING MARKET VALUE										321,291			
																						TOTAL MARKET OB/XF VALUE										32,703			
																						TOTAL LAND VALUE - MARKET										197,800			
																						TOTAL MARKET VALUE										551,794			
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																						ASSESSED VALUE										297,298			
																						TOTAL EXEMPTION VALUE										0			
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