LOT 58
IN OR 2477/1477
ENCLAVE AT SUMMER BEACH

MOYER STEVEN S & BRIDGET NICOLE
96125 RODDENBERRY WAY
FERNANDINA BEACH, FL 32034

2023

00-SB-30-045E-0058-0000

BUILDING CHARACTERISTICS

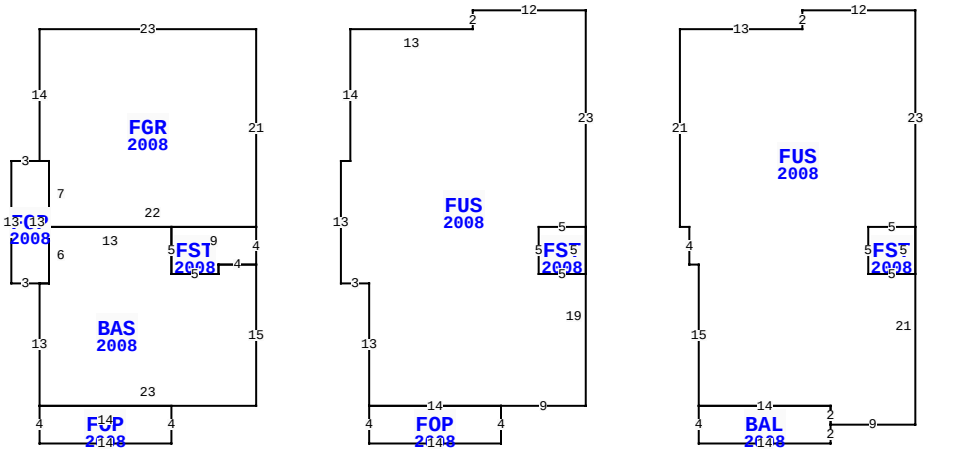
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	56	15	8	1,203
BAS	390	100	390	58,674
FGR	476	55	262	39,417
FOP	52	30	16	2,407
FOP	56	30	17	2,558
FOP	56	30	17	2,558
FST	25	55	14	2,106
FST	25	55	14	2,106
FST	41	55	23	3,461
FUS	1,008	100	1,008	151,650
TOTALS	3,196		2,780	418,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,780	170.2829	161.77	449,721	2008	2008	0	0	0	7.00	93.00

1 TOWNHOUSE - 100% - 2023 Heated Area: 2409 HX Base Yr 2023



** This building has 11 Sub-Areas

96125 RODDENBERRY WAY, FERNANDINA BEACH

BLD DATE	11/27/2008 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		418,241
TOTAL MARKET OB/XF VALUE		15,927
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		549,168
SOH/AGL Deduction		0
ASSESSED VALUE		549,168
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		499,168
TOTAL JUST VALUE		549,168
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		579,512

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20539	NEW CONSTR	0	01/01/2008
C20539	CO ISSUED	0	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2477/1477	7/08/2021	WD	Q	I	01	635,000
GRANTOR: LUCHMAN KIRK T JR & S						
GRANTEE: MOYER STEVEN SCOTT						
2091/0047	12/23/2016	WD	Q	I	01	375,000
GRANTOR: HOLLY INVESTMENTS LIM						
GRANTEE: LUCHMAN KIRK T JR &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2008] W23 S14 FOP=[YR=2008] W3 S13 E3 BAS=[YR=2008] S13 FOP=[YR=2008] S4 E14 N4W14$E23 N15 FST=[YR=2008] N4 W9 S5 E5 N1 E4$ W4 S1 W5 N5 W13 S6 W1$ E1 N13 W1$E1 S7 E22 N21$ PTR=E10 FUS=[YR=2008] E13 N2 E12 S23 FST=[YR=2008] W5S5E5N5$ S19 W9 FOP=[YR=2008] S4 W14 N4 E14$ W14 N13W3 N13 E1 N14$ W10$ PTR=E45 FUS=[YR=2008] E13 N2 E12 S23 FST=[YR=2008] W5S5E5N5$ S21W9 BAL=[YR=2008] S2 W14 N4 E14 S2$ N2 W14 N15 W1 N4 W1 N21$ W45$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	93	1,860	
2	0810	CONCRETE A	0	100	20	9	180.00	SF	6.50	6.50	100	2008	2008	3	90	1,053	
3	0810	CONCRETE A	0	100	7	8	56.00	SF	6.50	6.50	100	2008	2008	3	90	328	
4	0855	CONC PAVER	0	100	0	0	180.00	SF	10.00	10.00	100	2008	2008	3	90	1,620	
5	1126	CB/STC 8"	0	100	0	0	148.00	SF	8.00	8.00	100	2008	2008	3	90	1,066	
6	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2008	2008	3	100	10,000	

LAND DESCRIPTION

TOTAL OB/XF 15,927

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

REVIEW DATE 10/31/2019 BY DJA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS