LOT 18
SWEETWATER OAKS PB 5/75 & 76

BRAND STEPHEN JOHN &/KENNER MELISSA S
6 MOSS OAKS DR
FERNANDINA BEACH, FL 32034

2023

01-6N-29-2000-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

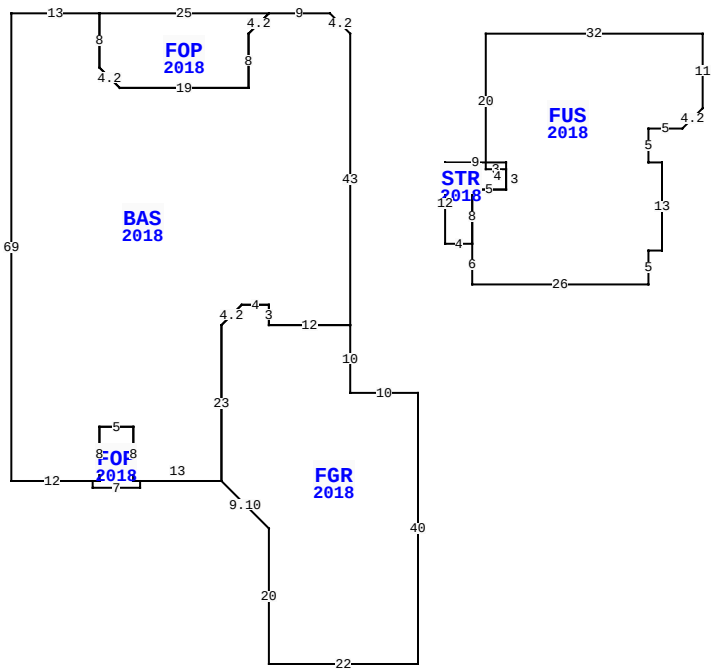
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,710	100	2,710	497,701
FGR	1,202	55	661	121,394
FOP	47	30	14	2,571
FOP	242	30	73	13,407
FUS	1,041	100	1,041	191,183
STR	68	10	7	1,285
TOTALS	5,310		4,506	827,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,506	130.8456	186.45	840,144	2018	2018	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2022 Heated Area: 3751 HX Base Yr 2022



6 MOSS OAKS DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		827,542
TOTAL MARKET OB/XF VALUE		12,732
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		1,290,274
SOH/AGL Deduction		303,890
ASSESSED VALUE		986,384
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		936,384
TOTAL JUST VALUE		1,290,274
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,081,843

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705120	NEW CONSTR	485,341	06/08/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2435/0359	2/12/2021	WD	U	I	11	100
GRANTOR: BRAND STEPHEN J						
GRANTEE: BRAND STEPHEN JOHN						
2220/1409	8/30/2018	SW	Q	I	01	885,000
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: BRAND STEPHEN J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] U3 L3 W9 FOP=[YR=2018] W25 S8 D3 R3 E19 N8 U3 R3 $ D3 L3 S8 W19 U3 L3 N8 W13 S69 E12 FOP=[YR=2018] S1 E7 N1 W1 N8 W5 S8 W1$ E1 N8 E5 S8 E13 FGR=[YR=2018] D7 R7 S20 E22 N40 W10 N10 W12 N3 W4 D3 L3 S23$ N23 U3 R3 E4 S3 E12 N43$ PTR=E20 FUS=[YR=2018] E32 S11 D3 L3 W5 S5 E2 S13 W2 S5 W26 N6 STR=[YR=2018] W4 N12 E9 S4 W5 S8$ N8 E5 N3 W3 N20$ W20$.

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	100	0	0	1,856.00	SF	7.00	7.00	100	2018	2018	3	98	12,732	

LAND DESCRIPTION

TOTAL OB/XF 12,732

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	100		RS-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							

REVIEW DATE 06/06/2018 BY DJ Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS