LOT 25
IN OR 2214/471
SWEETWATER OAKS PB 5/75 & 76

GORDON WILLIAM P & EMILY A
15 MOSS OAKS DR
FERNANDINA BEACH, FL 32034

2023

01-6N-29-2000-0025-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

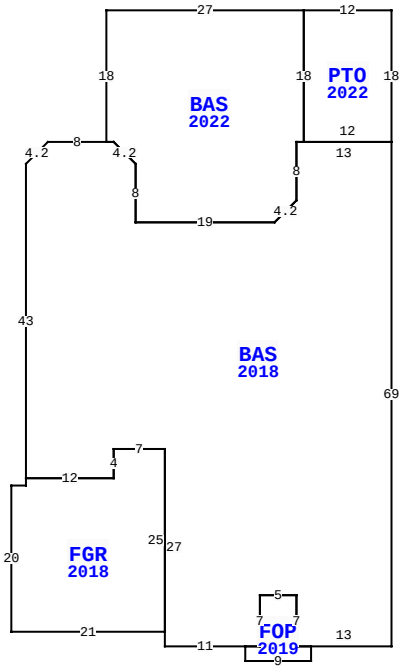
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,704	100	2,704	505,388
BAS	728	100	728	136,066
FGR	467	55	257	48,035
FOP	53	30	16	2,990
PTO	216	5	11	2,056
TOTALS	4,168		3,716	694,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,716	133.1595	189.75	705,111	2018	2018	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2020 Heated Area: 3432 HX Base Yr 2020



15 MOSS OAKS DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		694,534
TOTAL MARKET OB/XF VALUE		26,458
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		1,170,992
SOH/AGL Deduction		386,867
ASSESSED VALUE		784,125
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		734,125
TOTAL JUST VALUE		1,170,992
NCON VALUE		129,274
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		768,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20214431	ADDITION	0	05/01/2021
B1706456	NEW CONSTR	334,500	07/19/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2214/0471	7/19/2018	WD	Q	I	01	690,000
GRANTOR: SEAVIEW INVESTORS LLC						
GRANTEE: GORDON WILLIAM P &						
2120/0051	5/10/2017	WD	Q	V	01	165,000
GRANTOR: LIMA RICARDO & MARI D						
GRANTEE: SEAVIEW INVESTORS L						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] W12 BAS=[YR=2022] W27 S18 BAS=[YR=2018] W8 D3 L3 S43 FGR=[YR=2018] S1 W2 S20 E21 N25 W7 S4 W12$ E12 N4 E7 S27 E11 FOP=[YR=2019] S2 E9 N2 W2 N7 W5 S7 W2$ E2 N7 E5 S7 E13 N69 W13 S8 D3 L3 W19 N8 U3 L3 W1$ E1 D3 R3 S8 E19 U3 R3 N8 E1 N18$ S18 E12 N18$.

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	1,685.00	SF	10.00	10.00	100	2018	2018	3	98	16,513	
2	0855	CONC PAVER	0	100	0	0	126.00	SF	10.00	10.00	100	2018	2018	3	98	1,235	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2018	2018	3	86	4,300	
4	0855	CONC PAVER	0	100	0	0	441.00	SF	10.00	10.00	100	2022	2022	3	100	4,410	

LAND DESCRIPTION

TOTAL OB/XF 26,458

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 06/17/2022 BY DJ Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS