



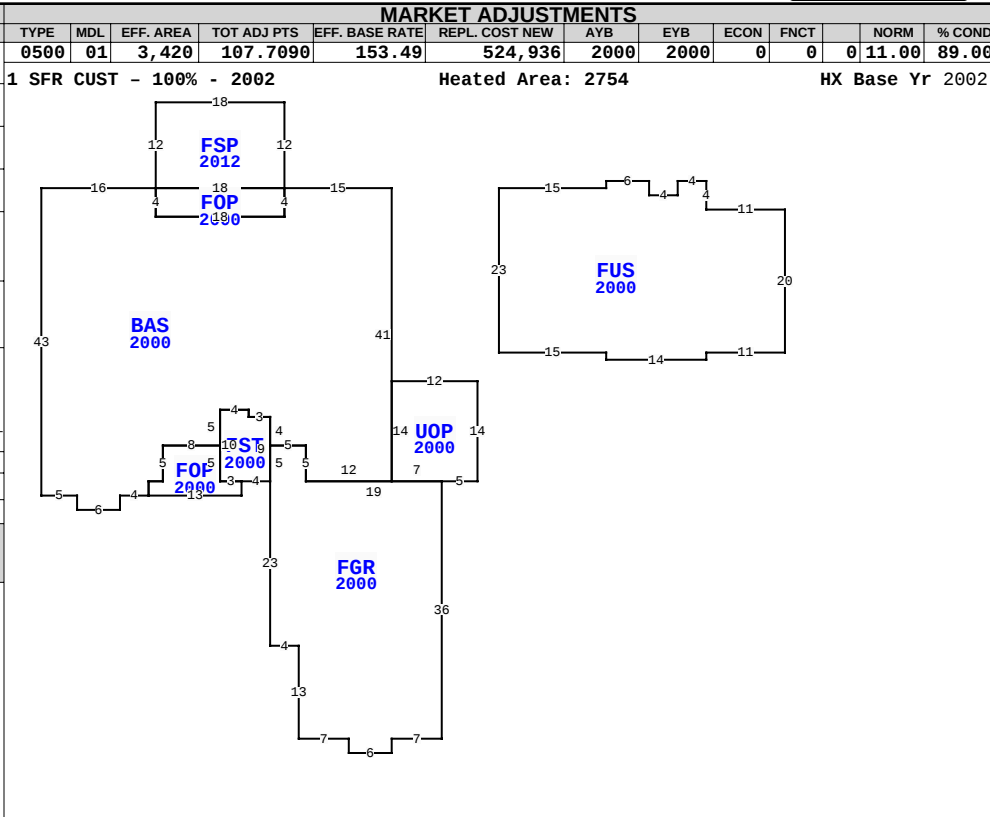
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	1,847	100	1,847	252,311
FGR	849	55	467	63,795
FOP	66	30	20	2,732
FOP	72	30	22	3,006
FSP	216	40	86	11,748
FST	67	55	37	5,054
FUS	907	100	907	123,901
UOP	168	20	34	4,645

TOTALS	4,192		3,420	467,193
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	2,616.00	SF	4.00
2	0810	CONCRETE A	0	100	0	0	225.00	SF	6.50
3	0861	POOL GUNIT	0	100	0	0	232.00	SF	85.00
4	0845	KOOL DECK	0	100	0	0	543.00	SF	7.25
5	0462	ST/AL FNC	0	100	0	0	895.00	SF	10.00
6	1126	CB/STC 8"	0	100	0	0	156.00	SF	8.00
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00
8	0911	SCRN RM A	0	100	32	24	768.00	SF	17.50



13 MOSS OAKS DR, FERNANDINA BEACH

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

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
UT		1.00	1.00	1.00	450,000.00	450,000.00	450,000		

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 5					Tax Dist:				
BUILDING MARKET VALUE					467,193				
TOTAL MARKET OB/XF VALUE					30,460				
TOTAL LAND VALUE - MARKET					450,000				
TOTAL MARKET VALUE					947,653				
SOH/AGL Deduction					449,394				
ASSESSED VALUE					498,259				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					448,259				
TOTAL JUST VALUE					947,653				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					679,500				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217509	H/AC	0	08/01/2012
B9906331	NEW CONSTR	195,000	08/01/1999

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0896/1938	8/26/1999	WD	U	V	07	100			
GRANTOR: LANDI WARREN F JR									
GRANTEE: WOLFE DOUGLAS H & K									
0880/0680	4/26/1999	WD	Q	V		69,900			
GRANTOR: LANDI WARREN F JR									
GRANTEE: WOLFE DOUGLAS H & K									

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2000] W15 FSP=[YR=2012] N12 W18 S12 FOP=[YR=2000] S4 E18 N4 W18\$ E18 \$ S4 W18 N4 W16 S43 E5 S2 E6 N2 E4 FOP=[YR=2000] E13 N2 FST=[YR=2000] E4 FGR=[YR=2000] S23 E4 S13 E7 S2 E6 N2E7 N36 UOP=[YR=2000] E5 N14 W12 S14 E7\$ W19 N5 W5 S5\$ N9 W3 N1 W4 S10 E3\$ W3 N5 W8 S5 W2 S2\$ N2 E2 N5 E8 N5 E4 S1 E3 S4 E5 S5 E12 N41\$ PTR=E15 FUS=[YR=2000] E15 N1 E6 S2 E4 N2 E4 S4 E11 S20 W11 S1 W14 N1 W15 N23\$ W15 \$.									