

LOT 31
IN OR 2230/1759
SWEETWATER OAKS PB 5/75 & 76

GRESENS JOHN J
3 MOSS OAKS DR
FERNANDINA BEACH, FL 32034

2023

01-6N-29-2000-0031-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality 06 Quality Level 06

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	2,446	100	2,446	477,653
FGR	608	55	334	65,223
FOP	157	30	47	9,178
FOP	180	30	54	10,545
UOP	55	20	11	2,148

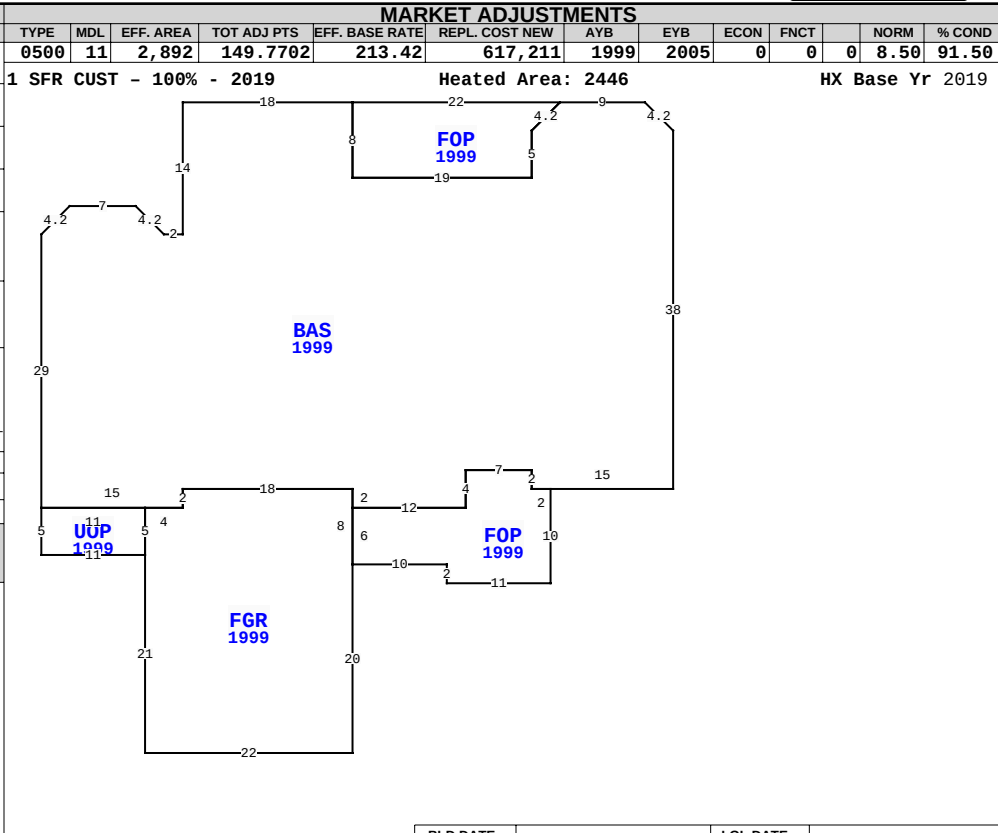
TOTALS 3,446 2,892 564,748

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	1999	1999	3	84	1,680	
2	0855	CONC PAVER	0 100	0	0	1,445.00	SF	10.00	10.00	100	2016	2016	3	97	14,017	
3	0855	CONC PAVER	0 100	0	0	397.00	SF	10.00	10.00	100	2016	2016	3	97	3,851	
4	0855	CONC PAVER	0 100	0	0	714.00	SF	10.00	10.00	100	2016	2016	3	97	6,926	
5	0855	CONC PAVER	0 100	0	0	171.00	SF	10.00	10.00	100	2016	2016	3	97	1,659	
6	0855	CONC PAVER	0 100	0	0	180.00	SF	10.00	10.00	100	2016	2016	3	97	1,746	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



3 MOSS OAKS DR, FERNANDINA BEACH

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

TOTAL OB/XF 29,879

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

NASSAU COUNTY PROPERTY PAGE 1 of 1 5

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		564,748
TOTAL MARKET OB/XF VALUE		29,879
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		1,044,627
SOH/AGL Deduction		412,606
ASSESSED VALUE		632,021
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		582,021
TOTAL JUST VALUE		1,044,627
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		855,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9905704	NEW CONSTR	179,250	01/01/1999

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2230/1759	10/15/2018	WD	Q	I	01	750,000

GRANTOR: LAUB ALFRED CHARLES &
GRANTEE: GRESENS JOHN J
1920/1405 5/29/2014 WD Q I 01 522,500
GRANTOR: LEBLANC HUGH & SHIRLE
GRANTEE: LAUB ALFRED CHARLES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] L3 U3 W9 FOP=[YR=1999] W22 S8 E19N5 R3 U3 \$
D3 L3 S5 W19 N8 W18 S14 W2 U3 L3 W7 D3 L3
S29UOP=[YR=1999] S5 E11 FGR=[YR=1999] S21 E22N20
FOP=[YR=1999] E10 S2 E11 N10 W2 N2 W7 S4 W12 S6\$ N8 W18 S2 W4
S5\$ N5 W11\$ E15 N2 E18 S2 E12 N4 E7 S2 E15 N38\$.