IN OR 2493/741

MOORE RANDALL B & CHARISSE J L/E/
1401 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2023

35-2N-28-0000-0001-0270

BUILDING CHARACTERISTICS

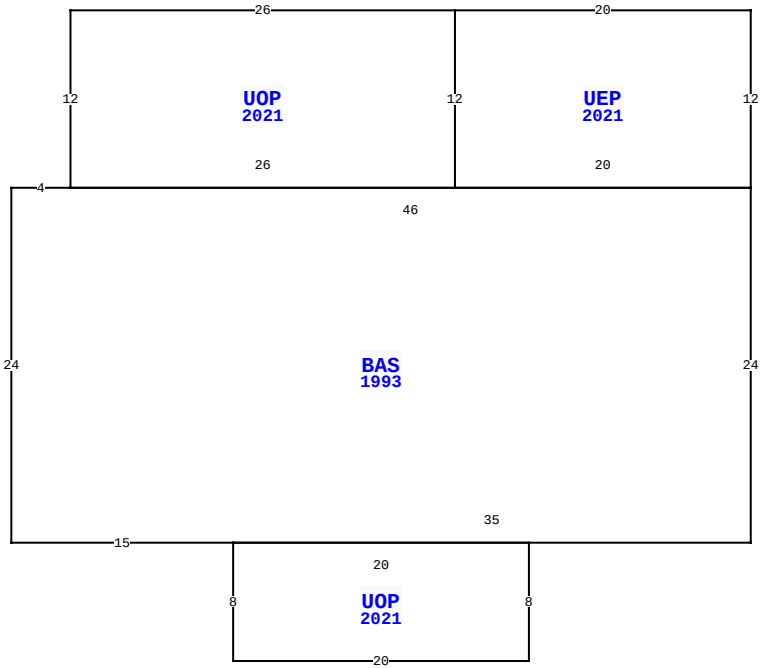
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	15,943
UEP	240	70	168	2,232
UOP	160	25	40	531
UOP	312	25	78	1,036
TOTALS	1,912		1,486	19,743

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,486	102.2000	66.43	98,715	1981	1981	0	0	15	70.00	20.00

1 M/H 93- – 0% - 0 Heated Area: 1200 HX Base Yr



95003 ACORN LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	19,743
TOTAL MARKET OB/XF VALUE	384
TOTAL LAND VALUE - MARKET	168,750
TOTAL MARKET VALUE	188,877
SOH/AGL Deduction	48,988
ASSESSED VALUE	139,889
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	139,889
TOTAL JUST VALUE	188,877
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	127,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5940	CHNGE SRVC	12	05/22/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2645/1330	5/31/2023	LE	U	I	11	100
GRANTOR: MOORE RANDALL B & CHA						
GRANTEE: MOORE ERIN CHARISSE						
2493/0741	8/27/2021	WD	Q	I	01	135,000
GRANTOR: TIPPETTE JODI L & DAV						
GRANTEE: MOORE RANDALL B & C						

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=2021] W20 UOP=[YR=2021] W26 S12 BAS=[YR=1993] W4 S24 E15 UOP=[YR=2021] S8 E20 N8 W20$ E35 N24 W46$ E26 N12$ S12 E20 N12$.

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
4	0681	POLE SHED	0	0	8	16	128.00	SF	15.00	15.00	100	1988	1988	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 384

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	000102	C	SFR/MH	0	0006	OR	0.00	0.00	3.00	AC		1.00	1.00	0.75	75,000.00	56,250.00	168,750							

REVIEW DATE 02/15/2022 BY KW Total Acres: 3.00 Total Land Value: 168,750 Market: 0 Agricultural: 0 Common: 168,750 PRINTED 08/02/2023 BY SYS