

MOORE EDWARD R
95096 KAREN WALK
FERNANDINA BEACH, FL 32034

35-2N-28-1401-0006-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 100

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms2100

Frame02WOOD FRAME 100

Stories1.1.100

Units0100

Quality03Quality Level 03

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4007.00

TOTALS2,3562,35644,990

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100199719973812,835

20510GARAGE WD-01004024960.00SF35.0035.00100200020003299,744

31242WD DECK A01001812216.00SF10.0010.0010020002000320432

41242WD DECK A010011666.00SF10.0010.0010020002000320132

51242WD DECK A010010660.00SF10.0010.0010020152015374444

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPED TDPHT FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000102CSFR/MH1000.000.003.85AC1.001.001.0075,000.0075,000.00288,750

REVIEW DATE04/07/2017BYKWTotal Acres: 3.85Total Land Value: 288,750Market: 0Agricultural: 0Common: 288,750PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTAPNORM% CONDBLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

0800022,356124.000086.80204,50119971997002058.0022.0005/30/2023MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE44,990

TOTAL MARKET OB/XF VALUE13,587

TOTAL LAND VALUE - MARKET288,750

TOTAL MARKET VALUE347,327

SOH/AGL Deduction255,664

ASSESSED VALUE91,663

TOTAL EXEMPTION VALUEHX HB WR55,000

BASE TAXABLE VALUE36,663

TOTAL JUST VALUE347,327

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE235,196

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / VRSN CD SALE PRICE

2080/107710/26/2016WDU V3720,000

GRANTOR: REPETTO PIETRO & SHAR

GRANTEE: MOORE EDWARD R & CY

2075/05599/28/2016WDQ I01160,000

GRANTOR: MOLCHAN PATRICK J

GRANTEE: MOORE EDWARD R & CY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W76 S31 E76 N31 \$.