LOTS 15 & 16
IN OR 2151/989
O'NEIL HEIGHTS #1 PB 3/56

GREENE RICHARD B
96033 NELSON ROAD
FERNANDINA BEACH, FL 32034

2023

40-2N-28-5060-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

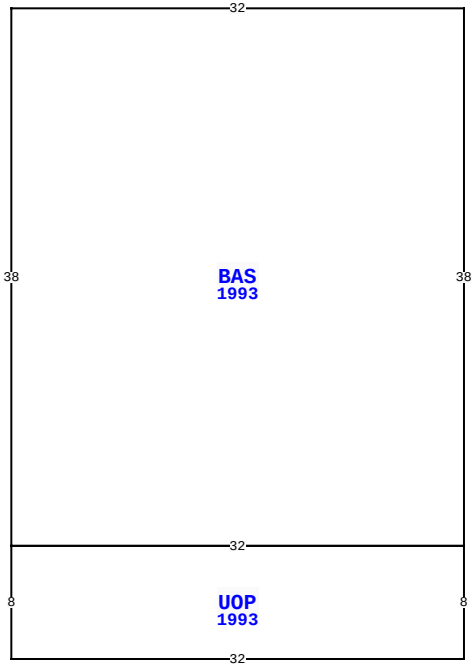
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	99,635
UOP	256	20	51	4,179
TOTALS	1,472		1,267	103,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,267	107.1200	96.68	122,494	1985	1990	0	0	0	15.25	84.75

1 SINGLE FAM – 100% - 2018 Heated Area: 1216 HX Base Yr 2018



96033 NELSON RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		114,031
TOTAL MARKET OB/XF VALUE		6,116
TOTAL LAND VALUE - MARKET		76,500
TOTAL MARKET VALUE		196,647
SOH/AGL Deduction		75,449
ASSESSED VALUE		121,198
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		71,198
TOTAL JUST VALUE		196,647
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1708117	REPAIR/RRF	8,000	12/01/2017
B1706526	SLIDER DOOR + AC	13,000	10/01/2017
002369	REPAIR/RRF	0	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2151/0989	10/11/2017	WD	Q	I	01	90,000
GRANTOR: MOSLEY STEVE A						
GRANTEE: GREENE RICHARD B						
1702/1123	10/04/2010	QC	U	I	11	100
GRANTOR: MOSLEY GARRETT L						
GRANTEE: MOSLEY STEVE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S38 UOP=[YR=1993] S8 E32 N8 W32$ E32 N38$.

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	1242	WD DECK A	0	100	0	0	216.00	SF	10.00	10.00	100	1995	1995	3	20	432	
5	0812	CONCRETE C	0	100	0	0	1,733.00	SF	4.00	4.00	100	2001	2001	3	82	5,684	

LAND DESCRIPTION

TOTAL OB/XF 6,116

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-2	200.00	178.00	2.00	LT		1.00	1.00	0.85	45,000.00	38,250.00	76,500							

REVIEW DATE 01/19/2016 BY KW Total Acres: 0.00 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 08/02/2023 BY SYS

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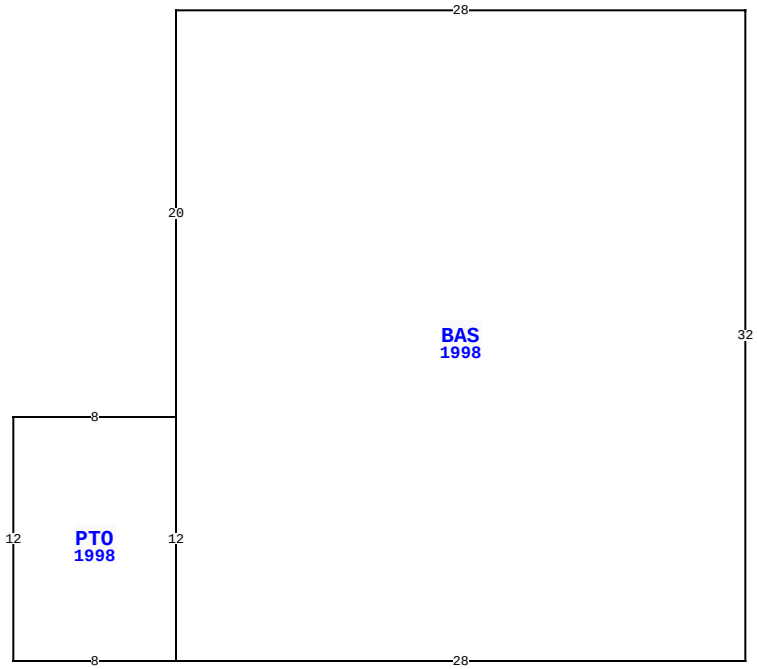
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	896	10,160
PTO	96	5	5	57
TOTALS	992		901	10,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	901	54.0000	18.90	17,029	1998	1998	0	0	0	40.00	60.00

2 GARAGE RES – 100% - 2018 Heated Area: 896 HX Base Yr 2018



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INCOME VALUE		
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GRANTOR: MOSLEY GARRETT L						
GRANTEE: MOSLEY STEVE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W28 S20 PTO=[YR=1998] W8 S12 E8 N12$ S12 E28 N32$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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