

PT OF LOT 13
IN OR 2170/739
CHRISTOPHER CREEK ESTATES

MOSCOSO CHRISTIAN P
940356 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-5240-0013-0030



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	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	01	NONE 100
Bedrooms	3	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

Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4005.00			

TOTALS	1,902		1,708	115,379
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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0300	BOAT DCK W	0	0	0	0	
2	0940	SHEDS/PORT	0	0	8	18	
4	0810	CONCRETE A	0	0	0	0	
5	0820	WOOD WALK	0	0	0	0	
6	1243	WD DECK F	0	0	11	18	
7	0500	FP-PRE FAB	0	0	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000130	C	SFR WATER	0	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,708	91.0000	82.13	140,278	1961	1980	0	0	0 17.75	82.25
1 SINGLE FAM - 0% - 0 Heated Area: 1586 HX Base Yr											
940356 OLD NASSAUVILLE RD, FERNANDINA BEACH											
BLD DATE XE DATE INC DATE LGL DATE LAND DATE AG DATE 05/30/2023 MLU											

TOTAL OB/XF											
6,753											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1 4											
VALUATION SUMMARY											
VALUATION BY STANDARD											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 115,379											
TOTAL MARKET OB/XF VALUE 6,753											
TOTAL LAND VALUE - MARKET 420,000											
TOTAL MARKET VALUE 542,132											
SOH/AGL Deduction 170,995											
ASSESSED VALUE 371,137											
TOTAL EXEMPTION VALUE 0											
BASE TAXABLE VALUE 371,137											
TOTAL JUST VALUE 542,132											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 458,474											

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2170/0739	1/10/2017	QC	U	I	11	100			
GRANTOR: MOSCOSO CHRISTIAN P &									
GRANTEE: MOSCOSO CHRISTIAN P									
0918/0612	2/04/2000	QC	U	I	06	100			
GRANTOR: BLAND MARY E									
GRANTEE: MOSCOSO CHRISTIAN P									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W20 BAS=[YR=1998] W20 S20 FOP=[YR=1998] W5 BAS=[YR=1998] N18 UGR=[YR=1998] N10 W16 S12 E11 N2 E5 \$ W5 S2 W11 S16 E16 \$ W16 S6 E21 N6 \$ S15 E20 N35 \$ S31 E20 N6 UOP=[YR=1998] E2 N4 W2 S4 \$ N25 \$.											