

PT OF LOTS 74 & 75  
IN OR 1831/1670  
SUB PT OF SEC 4 PB 0/59

MOERMAN PAUL H JR & SARAH L/LAWS WILLIAM J  
887 NISSEN DR  
FERNANDINA BEACH, FL 32034

2024

00-00-30-0740-0074-0010



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 11 | CLAY TILE 50   |
| Interior Floo            | 14 | CARPET 50      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 3 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  |    | 1. 100         |
| Units                    |    | 0 100          |
| BUD8 Adjustme            | 05 | DIST 1A 100    |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 02 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 2021.00 |
|------------------|---------|

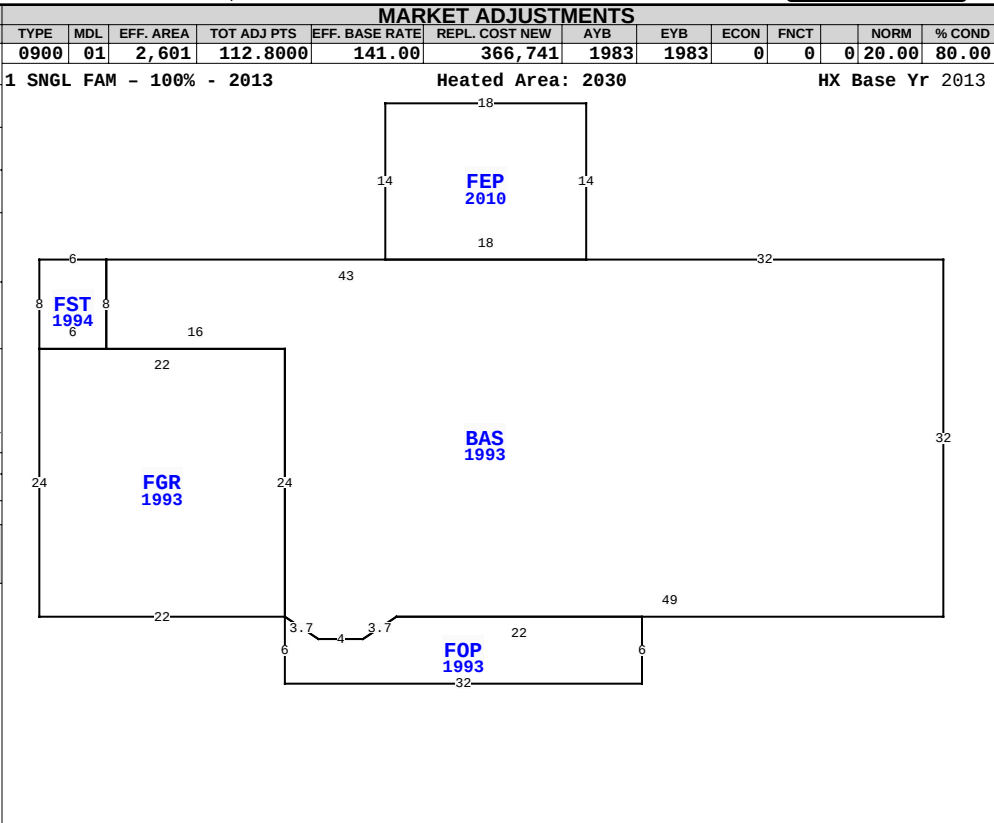
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,030            | 100         | 2,030        | 228,984              |
| FEP       | 252              | 80          | 202          | 22,786               |
| FGR       | 528              | 55          | 290          | 32,712               |
| FOP       | 178              | 30          | 53           | 5,978                |
| FST       | 48               | 55          | 26           | 2,933                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,036 |  | 2,601 | 293,393 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |    |    |          |    |          |       |
|----------------|------------|-------------|---------|----|----|----------|----|----------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS    | UT | Adj R    | NOTES |
| 1              | 0810       | CONCRETE A  | 0 100   | 30 | 3  | 90.00    | SF | 6.50     |       |
| 2              | 0810       | CONCRETE A  | 0 100   | 0  | 0  | 425.00   | SF | 6.50     |       |
| 3              | 0500       | FP-PRE FAB  | 0 100   | 0  | 0  | 1.00     | UT | 3,500.00 |       |
| 4              | 0810       | CONCRETE A  | 0 100   | 0  | 0  | 1,129.00 | SF | 6.50     |       |
| 5              | 0810       | CONCRETE A  | 0 100   | 54 | 3  | 162.00   | SF | 6.50     |       |
| 6              | 0940       | SHEDS/PORT  | 0 100   | 12 | 16 | 192.00   | SF | 18.30    |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |         |        |             |
|------------------|----------|-----|----------------------|-----|-----|----------|---------|--------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT   | DEPTH  | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 100 |     | RSF      | 2254.00 | 153.00 | 1.00        |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 02/14/2021 | BY | TWA |
|-------------|------------|----|-----|



| 887 NISSEN DR, FERNANDINA BEACH |    |          |                | BLD DATE  |         |             |   |        | LGL DATE        |       |
|---------------------------------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
|                                 |    |          |                | XF DATE   |         |             |   |        | LAND DATE       |       |
|                                 |    |          |                | INC DATE  |         |             |   |        | AG DATE         |       |
| UNITS                           | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
| 90.00                           | SF | 6.50     | 6.50           | 100       | 1983    | 1983        | 3 | 41     | 240             |       |
| 425.00                          | SF | 6.50     | 6.50           | 100       | 1983    | 1983        | 3 | 41     | 1,133           |       |
| 1.00                            | UT | 3,500.00 | 3,500.00       | 100       | 1983    | 1983        | 3 | 54     | 1,890           |       |
| 1,129.00                        | SF | 6.50     | 6.50           | 100       | 1985    | 1985        | 3 | 47     | 3,449           |       |
| 162.00                          | SF | 6.50     | 6.50           | 100       | 1985    | 1985        | 3 | 47     | 495             |       |
| 192.00                          | SF | 18.30    | 18.30          | 100       | 1995    | 1995        | 3 | 20     | 703             |       |
|                                 |    |          |                |           |         |             |   |        |                 |       |
|                                 |    |          |                |           |         |             |   |        |                 |       |
|                                 |    |          |                |           |         |             |   |        |                 |       |

| TOTAL OB/XF |         |        |             |           |     |           |        |         |            |                | 7,910  |  |
|-------------|---------|--------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|--------|--|
| LOC ZONE    | FRONT   | DEPTH  | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LA VAL |  |
| RSF-        | 2254.00 | 153.00 | 1.00        | LT        |     | 1.00      | 1.00   | 1.20    | 105,000.00 | 126,000.00     | 1      |  |
|             |         |        |             |           |     |           |        |         |            |                |        |  |
|             |         |        |             |           |     |           |        |         |            |                |        |  |
|             |         |        |             |           |     |           |        |         |            |                |        |  |
|             |         |        |             |           |     |           |        |         |            |                |        |  |
|             |         |        |             |           |     |           |        |         |            |                |        |  |

|                   |                           |           |                 |
|-------------------|---------------------------|-----------|-----------------|
| Total Acres: 0.00 | Total Land Value: 126,000 | Market: 0 | Agricultural: 0 |
|-------------------|---------------------------|-----------|-----------------|

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |           |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 8              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 293,393   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 7,910     |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 126,000   |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 427,303   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 222,109   |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 205,194   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 50,000    |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 155,194   |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 427,303   |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 414,755   |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                     |  |            |              |        |        |           |               |  |  |
|--------------------------------|--|------------|--------------|--------|--------|-----------|---------------|--|--|
| OFF RECORD<br>Number           |  | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |  |
| 1831/1670                      |  | 12/21/2012 | WD           | Q      | I      | 02        | 235,000       |  |  |
| GRANTOR: BORSHARD MARY B TRUST |  |            |              |        |        |           |               |  |  |
| GRANTEE: MOERMAN PAUL H JR &   |  |            |              |        |        |           |               |  |  |
| 1387/0741                      |  | 2/07/2006  | QC           | U      | I      | 01        | 100           |  |  |
| GRANTOR: BORSHARD MARY B       |  |            |              |        |        |           |               |  |  |
| GRANTEE: BORSHARD MARY B TRU   |  |            |              |        |        |           |               |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                                                                                                              |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W32 FEP=[YR=2010] N14 W18 S14 E18 \$ W43<br>FST=[YR=1994] W6 S8 FGR=[YR=1993] S24 E22 N24 W22\$ E6 N8 \$ S8<br>E16 S24 FOP=[YR=1993] S6 E32 N6 W22 D2 L3 W4 U2 L3 \$ D2<br>R3 E4 R3 U2 E49 N32\$ . |  |  |  |  |  |  |  |  |  |