



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	2,622	100	2,622	316,390
FGR	1,050	55	578	69,745
FOP	340	30	102	12,308
FOP	675	30	202	24,374
FST	66	55	36	4,344
FUS	1,008	100	1,008	121,632
UOP	12	20	2	241
UOP	16	20	3	362
UOP	42	20	8	965
UOP	72	20	14	1,689
TOTALS	5,903		4,575	552,052

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	1100	VAC SYSTEM	0 100	0	0	1.00	UT	800.00	800.00
3	0812	CONCRETE C	0 100	0	0	3,939.00	SF	4.00	4.00
4	0830	FLAGSTONE	0 100	0	0	360.00	SF	12.00	12.00
5	0830	FLAGSTONE	0 100	0	0	262.00	SF	12.00	12.00
6	0810	CONCRETE A	0 100	0	0	95.00	SF	6.50	6.50
7	0855	CONC PAVER	0 100	0	0	1,315.00	SF	10.00	10.00
8	0861	POOL GUNIT	0 100	0	0	518.00	SF	85.00	85.00
9	0810	CONCRETE A	0 100	15	12	180.00	SF	6.50	6.50
10	1242	WD DECK A	0 100	10	6	60.00	SF	10.00	10.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,575	104.9286	131.16	600,057	2006	2006	0	0	8.00	92.00
1 SNGL FAM - 100% - 2007 Heated Area: 3630 HX Base Yr 2007											
659 GAINES LN, FERNANDINA BEACH											
BLD DATE: 03/14/2024 MLU											

TOTAL OB/XF										54,748									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000115	C	SFR ACRES	100		RSF-2	0.00	0.00	1.73	AC		1.00	1.00	1.00	300,000.00	300,000.00	519,000		

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VALUATION SUMMARY				STANDARD				
VALUATION BY				Tax Group: 8				
BUILDING MARKET VALUE				Tax Dist:				
TOTAL MARKET OB/XF VALUE				552,052				
TOTAL LAND VALUE - MARKET				60,500				
TOTAL MARKET VALUE				519,000				
SOH/AGL Deduction				1,131,552				
ASSESSED VALUE				654,177				
TOTAL EXEMPTION VALUE				477,375				
BASE TAXABLE VALUE				HX HB				
TOTAL JUST VALUE				50,000				
NCON VALUE				427,375				
INCOME VALUE				1,131,552				
PREVIOUS YEAR MKT VALUE				0				
				1,023,013				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10455	MECH OTHER	0	10/01/2005
P09851	OTHER	0	08/01/2005
C15601	CO ISSUED	320,000	07/01/2005
E15404	ELEC OTHER	10,000	07/01/2005
R07899	REPAIR/RRF	11,600	07/01/2005
B15601	NEW CONSTR	320,000	07/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2012/1387	10/30/2015	WD	U	I	30
GRANTOR: MOONEY WILLIAM A					
GRANTEE: MOONEY WILLIAM A &					
1093/0161	11/07/2002	WD	Q	V	
GRANTOR: GAINES CHARLES CECIL					
GRANTEE: MOONEY WILLIAM A					
75,000					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2006] W2S20FST=[YR=2006] W4 UOP=[YR=2006] N4W3S4E3\$W7FOP=[YR=2006] W6 N8W8UOP=[YR=2006] N3W24S3E24\$W24 BAS=[YR=2006] W21S45FOP=[YR=2006] S2 L5 U3 D3 L5 S8 D3 R5 R5 U3 E27 UOP=[YR=2006] L2 D4 E12 U4 L1 W9\$E38 N4UOP=[YR=2006] E4N4W4S4\$N6W14S2W13 S1W11N1W13N2W14\$E14S2E13S1E11 N1E13N2E14N6 U2 R2 N5 L2 U2 N2E5 N14W25N6W24N8\$S8E24S6E14N6\$S6 E11N6\$S22E25N42\$ PTR=N40 W70 FUS=[YR=2006] E12 N3 E8 S9 E7 N1 E9 S1 E12 S4 E10 S6 W6 S2 W3 S7 W4 S4 W5 N4 W4 N14 W5 S13 W4 S1 W4 S4 W5 N4 W4 N7 W14 N18\$ E70 S40\$.									

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