BLOCK 10 LOT 4
IN OR 1903/893
BUCKS FDNA BEACH # 2PB3/17

MOSER ALLEN C & SANDRA J
2835 1ST AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-114B-0010-0040

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

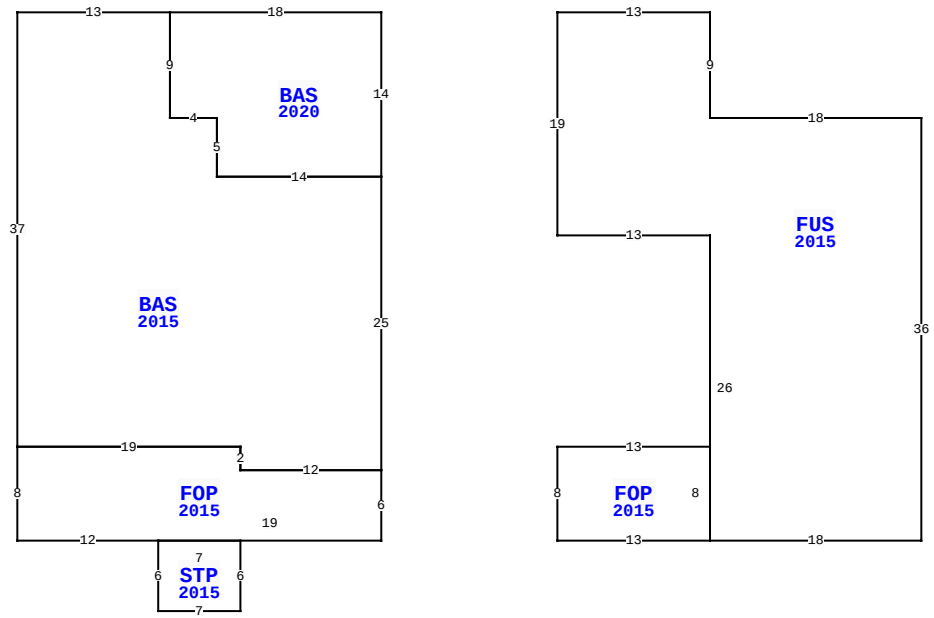
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	939	100	939	149,087
BAS	232	100	232	36,835
FOP	104	30	31	4,922
FOP	224	30	67	10,638
FUS	895	100	895	142,100
STP	42	10	4	635
TOTALS	2,436		2,168	344,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,168	131.6238	164.53	356,701	2015	2015	0	0	0	3.50	96.50

2 SNGL FAM – 100% - 2016 Heated Area: 2066 HX Base Yr 2016



2835 1ST AVE, FERNANDINA BEACH

BLD DATE	09/24/2007 KW	LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		344,216
TOTAL MARKET OB/XF VALUE		43,793
TOTAL LAND VALUE - MARKET		292,500
TOTAL MARKET VALUE		680,509
SOH/AGL Deduction		278,592
ASSESSED VALUE		401,917
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		351,917
TOTAL JUST VALUE		680,509
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		633,848

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200182	ADDITION	24,614	05/06/2020
20163318	SWIM POOL	34,200	12/06/2016
20142716	CO ISSUED	0	06/16/2015
20142716	NEW CONSTR	204,650	12/30/2014
20080542	DEMOLITION	7,210	04/02/2008
7408	REPAIR/RRF	520	10/30/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1903/0893	2/18/2014	WD	Q	I	02	109,000
GRANTOR: HAMER STUART R						
GRANTEE: MOSER ALLEN C & SAN						
1638/1666	9/10/2009	QC	U	I	11	100
GRANTOR: HAMER STUART R & ERIK						
GRANTEE: HAMER STUART R						

BUILDING NOTES

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	0861	POOL GUNIT	0	100	0	0	336.00	SF	127.50	127.50	100	2017	2017	3	84	35,986	
2	0855	CONC PAVER	0	100	0	0	478.00	SF	10.00	10.00	100	2017	2017	3	97	4,637	
3	0477	VF 4 SLAT	0	100	0	0	114.00	LF	14.00	14.00	100	2017	2017	3	92	1,468	
4	0810	CONCRETE A	0	100	0	0	540.00	SF	6.50	6.50	100	1969	1969	3	20	702	
5	0810	CONCRETE A	0	100	9	18	162.00	SF	6.50	6.50	100	2015	2015	3	95	1,000	

BUILDING DIMENSIONS

BAS=[YR=2020] W18 BAS=[YR=2015] W13 S37 FOP=[YR=2015] S8 E12 STP=[YR=2015] S6 E7 N6 W7$ E19 N6 W12 N2 W19$ E19 S2 E12 N25 W14 N5 W4N9$S9 E4 S5 E14 N14$ PTR=E15 FUS=[YR=2015] E13 S9 E18S36 W18 FOP=[YR=2015] W13 N8 E13 S8$N26 W13 N19$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 43,793

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		R-2	65.00	142.00	65.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	292,500							

REVIEW DATE 06/03/2021 BY RK Total Acres: 0.00 Total Land Value: 292,500 Market: 0 Agricultural: 0 Common: 292,500 PRINTED 08/06/2024 BY SYS