LOT 88
IN OR 1909/1140
MIRAMAR BEACH PB 2/61

MOSES ROBERT E & JUTTA I
2636 SIMMONS BLUFF RD
WOODBINE, GA 31569

2024

00-00-31-1460-0088-0000

NASSAU COUNTY PROPERTY

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	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

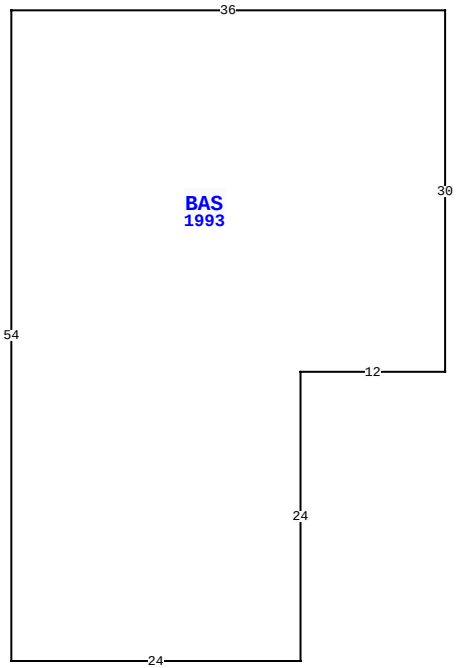
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1057.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,656	100	1,656	212,599
TOTALS	1,656		1,656	212,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,656	123.0000	153.75	254,610	1986	1990	0	0	0	16.50	83.50

1 SNGL FAM – 0% - 0 Heated Area: 1656 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024 MLU
INC DATE		AG DATE	

1349 S FLETCHER AVE, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	212,599
TOTAL MARKET OB/XF VALUE	6,166
TOTAL LAND VALUE - MARKET	408,000
TOTAL MARKET VALUE	626,765
SOH/AGL Deduction	33,478
ASSESSED VALUE	593,287
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	593,287
TOTAL JUST VALUE	626,765
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	592,085

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040437	REROOF	3,000	03/04/2004
BP3385	NEW CONSTR	35,000	08/01/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2697/1722	2/27/2024	SW	U	I	11	100
GRANTOR: SPARKADIAMOND LLC						
GRANTEE: MOSES ROBERT E & JU						
1909/1140	3/28/2014	WD	Q	I	01	286,000
GRANTOR: BARRY BRIAN S TRUSTEE						
GRANTEE: MOSES ROBERT E & JU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S54 E24 N24 E12 N30$.

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	0810	CONCRETE A	0	0	0	0	1,500.00	SF	6.50	6.50	100	1987	1987	3	52	5,070	
2	1242	WD DECK A	0	0	7	24	168.00	SF	10.00	10.00	100	1987	1987	3	20	336	
3	1242	WD DECK A	0	0	20	19	380.00	SF	10.00	10.00	100	1988	1988	3	20	760	

LAND DESCRIPTION

TOTAL OB/XF 6,166

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	0	0006	R-1	75.00	125.00	75.00	FF		1.00	1.00	0.85	6,400.00	5,440.00	408,000							

REVIEW DATE 10/30/2019 BY DJA Total Acres: 0.00 Total Land Value: 408,000 Market: 0 Agricultural: 0 Common: 408,000 PRINTED 08/06/2024 BY SYS