

MOORE NATHAN M
32 OAK GROVE PLACE
FERNANDINA BEACH, FL 32034

00-00-31-1480-0031-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 2		2		
VALUATION SUMMARY									
VALUATION BY							STANDARD		
Tax Group: 2				Tax Dist:					
BUILDING MARKET VALUE				119,608					
TOTAL MARKET OB/XF VALUE				27,014					
TOTAL LAND VALUE - MARKET				165,000					
TOTAL MARKET VALUE				311,622					
SOH/AGL Deduction				143,205					
ASSESSED VALUE				168,417					
TOTAL EXEMPTION VALUE				HX HB		50,000			
BASE TAXABLE VALUE				118,417					
TOTAL JUST VALUE				311,622					
NCON VALUE				0					
INCOME VALUE									
PREVIOUS YEAR MKT VALUE				307,015					
PERMIT NUM		DESCRIPTION		AMT		ISSUED			
983092		METAL ROOF		4,160		01/28/1998			
972097		ELEC OTHER		0		09/28/1997			
55		12X36 CB GARAGE		10,250		09/03/1997			
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2079/0682		10/24/2016		WD	Q	I	01	209,900	
GRANTOR:COTTRELL DAVID K & SU									
GRANTEE:MOORE NATHAN M									
1638/1407		9/04/2009		TD	U	I	30	100	
GRANTOR:KELLY SUSAN G (SUCCE									
GRANTEE:COTTRELL DAVID K &									
BUILDING NOTES									
BUILDING DIMENSIONS									
UOP=[YR=1998] W3 BA\$=[YR=1993] W7 N4 E1 N15 W26 S22 W12 USP=[YR=1998] W7 S15 E7 N15 \$ S15 E10 S7 E13 S3 FOP=[YR=1993] S3 E6 N3 W6 \$ E21 N28 \$ S3 E3 N3 \$.									
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV
65,000									
Common: 165,000									
PRINTED 08/06/2024 BY SYS									

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		2
ELEMENT		CD		CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
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