

LOT 15 & PT LOT 14 IN
OR 1855/918 (EX PT IN
OR 1672/1488)

MOSER WILLIAM S & ANN E
4 HERON OAKS CT
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0850-0015-0000



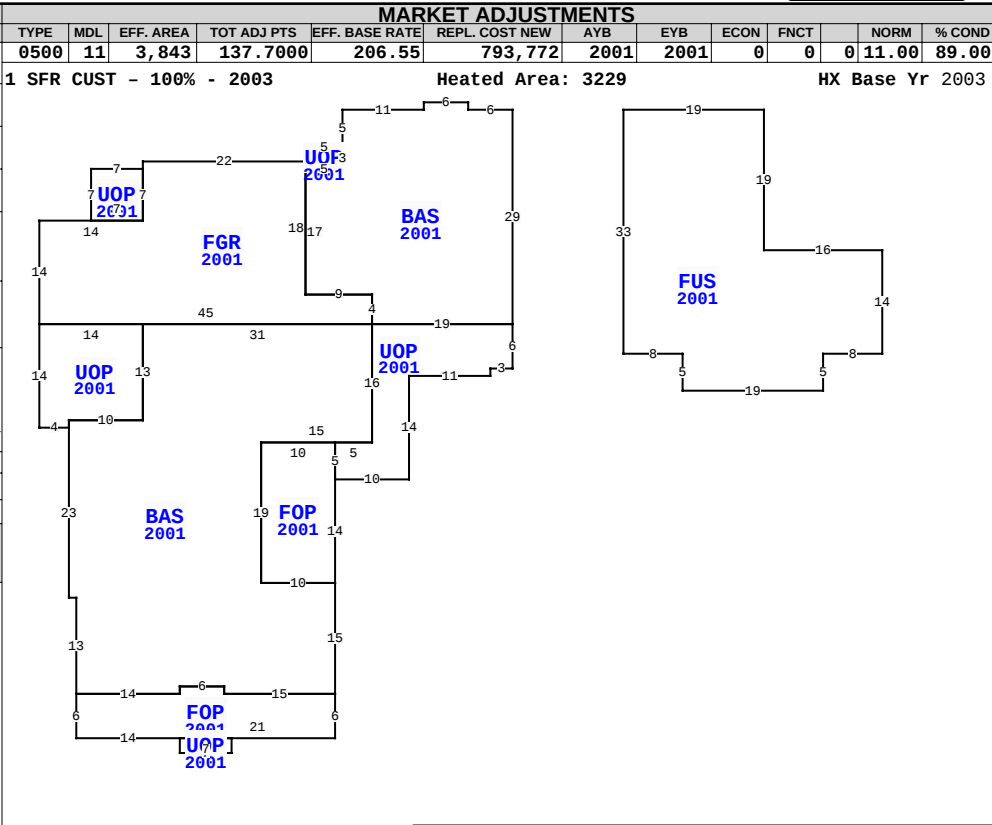
BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	14 WD SHINGLE 100
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	12 HARDWOOD 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100

Quality	05 Quality Level 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 10
NEIGHBORHOOD/LOC	10001.010

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	742	100	742	136,401
BAS	1,541	100	1,541	283,282
FGR	716	55	394	72,429
FOP	190	30	57	10,478
FOP	216	30	65	11,949
FUS	946	100	946	173,902
UOP	14	20	3	552
UOP	15	20	3	552
UOP	49	20	10	1,839
UOP	186	20	37	6,801
TOTALS	4,840		3,843	706,457

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	0811	CONCRETE B	0 100	0	0	526.00	SF	5.20	5.20
3	0825	BRICK	0 100	0	0	538.00	SF	12.50	12.50
4	0444	BOX FNC 4'	0 100	0	0	16.00	LF	6.50	6.50
5	0825	BRICK	0 100	0	0	294.00	SF	12.50	12.50
6	0446	BOX FNC 6'	0 100	0	0	108.00	LF	20.00	20.00
7	0825	BRICK	0 100	0	0	36.00	SF	12.50	12.50
8	1127	BRICK 8"	0 100	0	0	74.00	SF	11.00	11.00
9	0463	FENCE GATE	0 100	0	0	4.00	UT	300.00	300.00
10	0810	CONCRETE A	0 100	0	0	91.00	SF	6.50	6.50

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		PUD	0.00	0.00	1.00
2	000100	C	SFR	100		PUD	0.00	0.00	1.00



** This building has 11 Sub-Areas

4 HERON OAKS CT, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/10/2024 MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,843	137.7000	206.55	793,772	2001	2001	0	0	11.00	89.00

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		706,457
TOTAL MARKET OB/XF VALUE		16,960
TOTAL LAND VALUE - MARKET		500,090
TOTAL MARKET VALUE		1,223,507
SOH/AGL Deduction		667,264
ASSESSED VALUE		556,243
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		506,243
TOTAL JUST VALUE		1,223,507
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,142,184

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007047	NEW CONSTR	285,000	04/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1855/0918	5/07/2013	WD U	I	I	11
GRANTOR: MOSER WILLIAM S & ANN					
GRANTEE: MOSER WILLIAM S & A					
1520/0169	8/20/2007	WD U	I	I	01
GRANTOR: MOSER WILLIAM S & ANN					
GRANTEE: MOSER WILLIAM S & A					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2001] W6 N1 W6 S1 W11 S5 UOP=[YR=2001] W5 S2									
FGR=[YR=2001] W22 S1 UOP=[YR=2001] W7 S7 E7 N7 \$ S7 W14 S14									
UOP=[YR=2001] S14 E4 BAS=[YR=2001] S23 E1 S13 FOP=[YR=2001] S6 E14 UOP=[YR=2001] S2 E7 N2 W7 \$ E21 N6 W15 N1 W6 S1 W14 \$									
E14 N1 E6 S1 E15 N15 FOP=[YR=2001] N14 UOP=[YR=2001] E10N14									
E11 N1 E3 N6 W19 S16 W5 S5 \$ N5 W10 S19 E10 \$ W10 N19 E15 N16									
W31 S13 W10 S1 \$ N1 E10 N13 W14 \$ E45 N4 W9 N18 \$ S1 E5 N3 \$									
S3 W5 S17 E9 S4 E19 N29 \$ PTR= E15 FUS=[YR=2001] E19 S19 E16									
S14 W8 S5 W19 N5 W8 N33 \$ W15 \$.									

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