

LOT 29
IN OR 1722/1247
SWEETWATER OAKS PB 5/75 & 76

DIGBY TIMOTHY J & GAIL W
7 MOSS OAKS DR
FERNANDINA BEACH, FL 32034

2024

01-6N-29-2000-0029-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10

NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,068	100	3,068	478,702
FGR	683	55	376	58,667
FOP	198	30	59	9,205
FOP	199	30	60	9,361
FSP	180	40	72	11,234

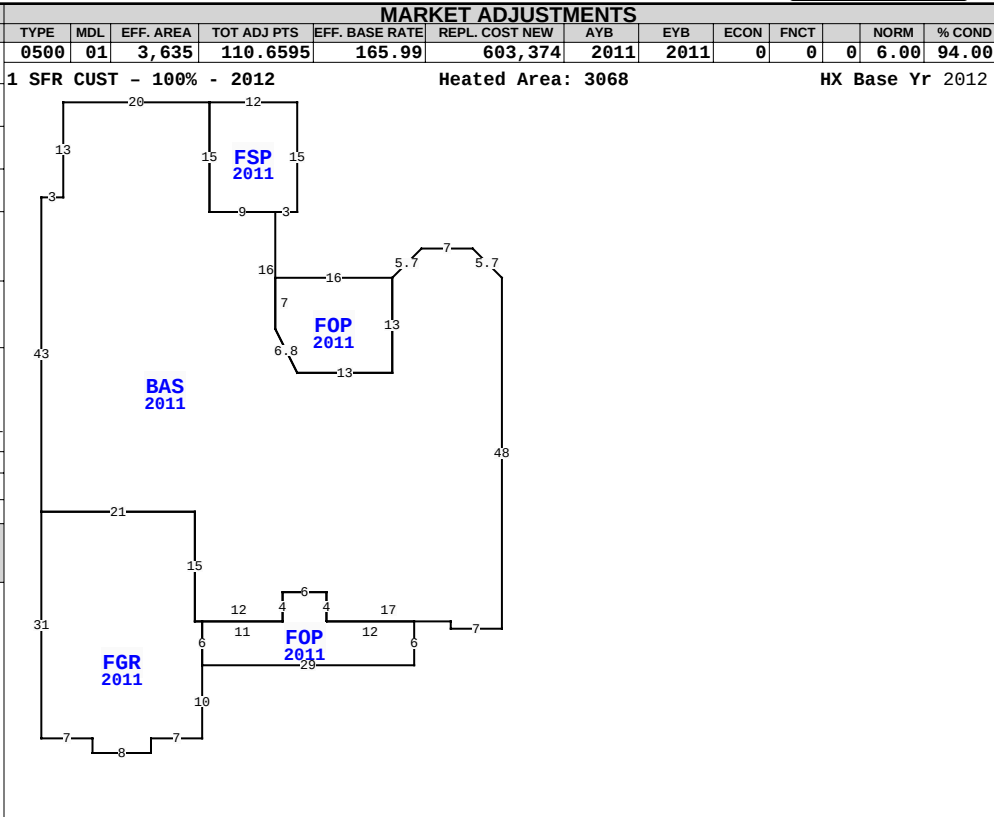
TOTALS	4,328		3,635	567,172
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EXTRA FEATURES

L N	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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2011	2011	3	94	3,290	
2	0855	CONC PAVER	0 100	0	0	1,724.00	SF	7.00	7.00	100	2011	2011	3	92	11,103	
3	0855	CONC PAVER	0 100	0	0	168.00	SF	7.00	7.00	100	2011	2011	3	92	1,082	
4	1126	CB/STC 8"	0 100	24	0	120.00	SF	8.00	8.00	100	2011	2011	3	92	883	
5	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2011	2011	3	81	243	
6	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2011	2011	3	50	2,500	
7	0810	CONCRETE A	0 100	13	7	91.00	SF	6.50	6.50	100	2011	2011	3	92	544	
8	0855	CONC PAVER	0 100	0	0	120.00	SF	7.00	7.00	100	2012	2012	3	93	781	
9	0462	ST/AL FNC	0 100	0	0	780.00	SF	10.00	10.00	100	2012	2012	3	68	5,304	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							



7 MOSS OAKS DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 25,730

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							

NASSAU COUNTY PROPERTY PAGE 1 of 1 5

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		567,172
TOTAL MARKET OB/XF VALUE		25,730
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		1,042,902
SOH/AGL Deduction		492,969
ASSESSED VALUE		549,933
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		499,933
TOTAL JUST VALUE		1,042,902
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,018,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24777	CO ISSUED	0	12/14/2011
M16366	H/AC	0	07/01/2011
E23606	TEMP POLE	0	07/01/2011
P14814	NEW CONSTR	0	06/01/2011
B24777	NEW CONSTR	361,478	06/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1722/1247	2/01/2011	WD	Q	V	02	200,000

GRANTOR: IVESTER STANLEY D & S
GRANTEE: DIGBY TIMOTHY J & G
1176/1958 10/01/2003 WD Q I 180,000
GRANTOR: NEMATI M MASOUD TRUST
GRANTEE: IVESTER STANLEY D &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] U4 L4 W7 D4 L4 FOP=[YR=2011] W16 S7 D6 R3
E13 N13 \$ S13 W13 U6 L3 N16 FSP=[YR=2011] E3 N15 W12 S15
E9\$ W9 N15 W20 S13 W3 S43 FGR=[YR=2011] S31 E7 S2 E8 N2 E7
N10 FOP=[YR=2011] E29 N6 W12 N4 W6 S4 W11 S6\$ N6 W1 N15 W21\$
E21 S15 E12 N4 E6 S4 E17 S1 E7 N48\$.