IN OR 2478/665
EX 14-22
EX DUNEWOOD SUB PB 5/182

MOORE ROBERT S
2298 FIRST AVE UNIT B
FERNANDINA BEACH, FL 32034

2024

20-3N-29-0000-0014-0080

BUILDING CHARACTERISTICS

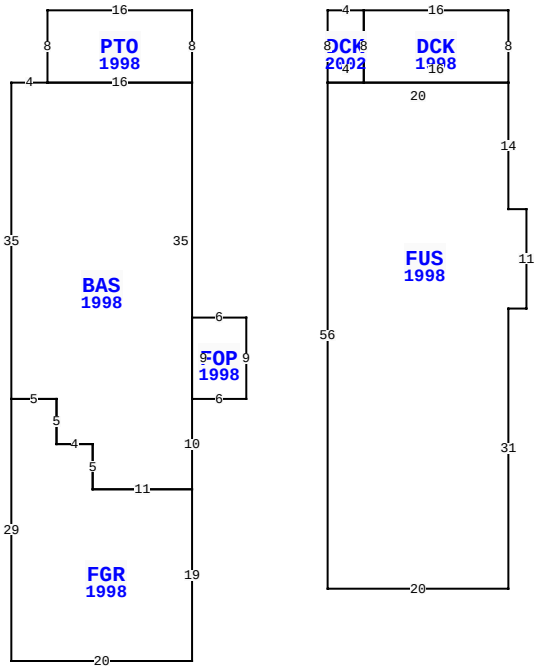
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06
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	830	100	830	109,824
DCK	128	10	13	1,720
DCK	32	10	3	397
FGR	450	55	248	32,815
FOP	54	30	16	2,118
FUS	1,142	100	1,142	151,106
PTO	128	5	6	794
TOTALS	2,764		2,258	298,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,258	159.1834	151.22	341,455	1998	1998	0	0	0	12.50	87.50

2 TOWNHOUSE - 0% - 0 Heated Area: 1972 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	03/13/2024 MLU
AG DATE	

2298 1ST AV B, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	298,773
TOTAL MARKET OB/XF VALUE	16,020
TOTAL LAND VALUE - MARKET	233,100
TOTAL MARKET VALUE	547,893
SOH/AGL Deduction	0
ASSESSED VALUE	547,893
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	547,893
TOTAL JUST VALUE	547,893
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	524,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110786	H/AC	5,600	05/20/2011
B012665	XFOB	3,500	12/17/2001
20010050	SWIM POOL	16,000	01/17/2001
B990356	XFOB	908	05/04/1999
B9710560	NEW CONSTR	150,000	06/20/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2478/0665	7/08/2021	QC	U	I	11	100
GRANTOR: MOORE JORDAN						
GRANTEE: MOORE ROBERT						
1981/0319	5/20/2015	WD	Q	I	01	359,000
GRANTOR: NEARING HENRY L JR &						
GRANTEE: MOORE ROBERT S & JO						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1998] W16 S8 BAS=[YR=1998] W4 S35 FGR=[YR=1998] S29 E20 N19 W11 N5 W4 N5 W5$ E5 S5 E4 S5 E11 N10 FOP=[YR=1998] E6 N9 W6 S9$ N35 W16$ E16 N8$ PTR=E15 DCK=[YR=2002] E4 DCK=[YR=1998] E16 S8 FUS=[YR=1998] S14 E2 S11 W2 S31 W20 N56 E20 $ W16 N8 $ S8 W4 N8 $ W15 $.

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	892.00	SF	6.50	6.50	100	1998	1998	3	75	4,349	
2	0861	POOL GUNIT	0	0	0	0	314.00	SF	85.00	85.00	100	2002	2002	3	29	7,740	
3	0845	KOOL DECK	0	0	0	0	603.00	SF	7.25	7.25	100	2002	2002	3	82	3,585	
4	1242	WD DECK A	0	0	8	4	32.00	SF	17.00	17.00	100	2002	2002	3	20	109	
5	1242	WD DECK A	0	0	8	8	64.00	SF	8.50	8.50	100	2002	2002	3	20	109	
6	1242	WD DECK A	0	0	0	0	64.00	SF	10.00	10.00	100	2002	2002	3	20	128	

LAND DESCRIPTION

TOTAL OB/XF 16,020

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		R-2	37.00	129.00	37.00	FF		1.00	1.00	1.40	4,500.00	6,300.00	233,100							

REVIEW DATE 12/28/2022 BY TWA Total Acres: 0.00 Total Land Value: 233,100 Market: 0 Agricultural: 0 Common: 233,100 PRINTED 08/06/2024 BY SYS