

MOSES BENJAMIN ALAN & LEIGH ANN TERESE
95043 GINA ST
FERNANDINA BEACH, FL 32034

29-2N-28-0330-0040-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

3103HARDIE BRD 100
GABLE/HIP 100

Roof Cover
Interior Wall

0305COMP SHNGL 100
DRYWALL 100

Interior Floo
Interior Floo

1314LVT/LAMNT 50
CARPET 50

Air Condition
Heating Type

0304CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

4 100
3 100
02WOOD FRAME 100

Stories

2. 2. 100

Quality

01Quality Level 01

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4095.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,8951001,895225,126
FGR3805520924,829
FOP13530404,752
FOP19630597,009
FST165591,069
FUS57710057768,548
STR56106713

TOTALS

3,2552,795332,046

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B01000683.00SF5.205.20100202320231003,552

20810CONCRETE A010025375.00SF6.506.5010020232023100488

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100PUD0.000.001.00LT1.001.001.0060,000.0060,000.0060,000

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYBECONFNCTNORM% COND

0900012,79595.0400118.80332,04620232023000.00100.00

1 SNGL FAM - 100% - 2024Heated Area: 2472HX Base Yr

BLD DATEXF DATEINC DATE

05/15/2023MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE332,046

TOTAL MARKET OB/XF VALUE4,040

TOTAL LAND VALUE - MARKET60,000

TOTAL MARKET VALUE396,086

SOH/AGL Deduction0

ASSESSED VALUE396,086

TOTAL EXEMPTION VALUE13396,086

BASE TAXABLE VALUE0

TOTAL JUST VALUE396,086

NCON VALUE4,040

INCOME VALUE

PREVIOUS YEAR MKT VALUE60,000

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

2651/17596/29/2023WDQI02440,000

GRANTOR: CENTURY COMMUNITIES 0

GRANTEE: MOSES BENJAMIN ALAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=60,10] W16 S14 W14 S62 E5 S6 E6 N17 N4 E4
S4 E15 N65 \$
FOP=[YR=2023;ORIG=30,10] E14 S14 W14 N14 \$
FOP=[YR=2023;ORIG=30,86] E5 S6 E6 S3 E1 S6 W12 N15 \$
FST=[YR=2023;ORIG=41,71] E4 S4 W4 N4 \$
FGR=[YR=2023;ORIG=41,75] E4 E15 S20 W18 W1 N3 N17 \$
FUS=[YR=2023;ORIG=73,10] E17 S37 W12 N4 W3 N16 W2 N17 \$
STR=[YR=2023;ORIG=78,43] W3 W11 S4 E14 N4 \$

REVIEW DATE

04/26/2023BY DJ

Total Acres: 0.00Total Land Value: 60,000Market: 0Agricultural: 0Common: 60,000PRINTED 08/06/2024 BY SYS