

MOSCOSO CHRISTIAN P
940356 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

45-2N-28-5240-0013-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										4									
ELEMNT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT % COND										VALUATION BY STANDARD									
Exterior Wall 05 AVERAGE 100										0100 01 1,708 91.0000 86.45 147,657 1961 1980 0 0 18.00 82.00										Tax Group: 4 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM - 0% - 0 Heated Area: 1586 HX Base Yr										BUILDING MARKET VALUE 121,079									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 6,640									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 360,000									
Interior Floo 09 PINE WOOD 100																				TOTAL MARKET VALUE 487,719									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 79,468									
Heating Type 01 NONE 100																				ASSESSED VALUE 408,251									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE 0									
Bathrooms 1 100																				BASE TAXABLE VALUE 408,251									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 487,719									
Stories 1. 1. 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE 0									
BUD8 Adjustme 04 DIST 01 100																				PREVIOUS YEAR MKT VALUE 542,132									
Occupancy 00 NONE 100																													
Quality 03 Quality Level 03																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 04																													
NEIGHBORHOOD/LOC 4005.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 620 100 620 43,951																													
BAS 266 100 266 18,857																													
BAS 700 100 700 49,622																													
FOP 126 30 38 2,694																													
UGR 182 45 82 5,813																													
UOP 8 20 2 142																													
TOTALS 1,902 1,708 121,079																													
EXTRA FEATURES										940356 OLD NASSAUVILLE RD, FERNANDINA BEACH																			
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										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/30/2023 MLU																			
1 0300 BOAT DCK W 0 0 0 0 196.00 SF 40.00 40.00 100 1985 1985 3 20 1,568																													
2 0940 SHEDS/PORT 0 0 8 18 144.00 SF 30.00 30.00 100 1985 1985 3 20 864																													
3 0810 CONCRETE A 0 0 0 0 260.00 SF 6.50 6.50 100 1985 1985 3 47 794																													
4 0820 WOOD WALK 0 0 0 0 227.00 SF 11.75 11.75 100 1985 1985 3 40 1,067																													
5 1243 WD DECK F 0 0 11 18 198.00 SF 8.00 8.00 100 1985 1985 3 20 317																													
6 0500 FP-PRE FAB 0 0 0 0 1.00 UT 3,500.00 3,500.00 100 1985 1985 3 58 2,030																													
LAND DESCRIPTION										TOTAL OB/XF 6,640																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UNITS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 000130 C SFR WATER 0 RSF- 1120.00 400.00 120.00 FF 1.00 1.00 1.00 3,000.00 3,000.00 360,000																													
REVIEW DATE 05/12/2019 BY KBA										Total Acres: 0.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000										PRINTED 08/06/2024 BY SYS									