

LOT 25 & S17.5' OF LOT 26
IN OR 2456/187
EX R/W CASE #09-CA-600

MOORE RICHARD W III/SMITH LAURIE LYNN
1337 AUTUMN TRACE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0120-0025-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	06
Exterior Wall	15
Roof Structure	04
Roof Cover	12
Interior Wall	05
Interior Floor	11
Interior Floor	12
Ceiling	02
Air Condition	03
Heating Type	04
Fixtures	8
Frame	03
Story Height	10
RMS	9
Stories	2
Units	0
Occupancy	00

Quality	03
DOR CODE	1800
MAP NUM	
NEIGHBORHOOD/LOC	2004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	54	15	2007	8	1,029
BAL	54	15	2007	8	1,029
BAS	1,080	100	2007	1,080	138,929
CAN	20	30	2007	6	772
CAN	20	30	2007	6	772
CAN	72	30	2007	22	2,830
CAN	180	30	2007	54	6,946
FUS	1,080	100	2007	1,080	138,929
PTO	60	5	2007	3	386
PTO	230	5	2007	12	1,543
TOTALS	2,950			2,301	295,997

EXTRA FEATURES	
L N	OB/XF CODE
1	0812
2	0402
3	0978
4	0510
5	0855
6	0446

LAND DESCRIPTION	
L N	USE CODE
1	001700

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	2,301	105.2362	147.86	340,226	2007	2007	0	0	13.00	87.00
1 OFFICE - 0% - 0											
Heated Area: 2160											
HX Base Yr											
1815 S 8TH ST, FERNANDINA BEACH											
** This building has 12 Sub-Areas											
BLD DATE 10/08/2021											
XF DATE 10/08/2021											
INC DATE											
LGL DATE 10/08/2021											
LAND DATE 10/08/2021											
AG DATE											
KK											

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	0812	CONCRETE C	0	0	0	0	2,478.00	UT	4.00	4.00	100	2007	2007	3	87	8,623	
2	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	100	2008	2008	3	91	68	
3	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2007	2007	3	69	311	
4	0510	GARAGE WD-	0	0	6	6	36.00	SF	35.00	35.00	100	2015	2015	3	75	945	
5	0855	CONC PAVER	0	0	0	0	215.00	SF	7.00	7.00	100	2015	2015	3	95	1,430	
6	0446	BOX FNC 6'	0	0	0	0	241.00	LF	20.00	20.00	100	2021	2021	3	90	4,338	

TOTAL OB/XF											
15,715											
TOTAL ADJ											
15.00											
15.00											
213,735											

NASSAU COUNTY PROPERTY	
PAGE 1 of 1	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	295,997
TOTAL MARKET OB/XF VALUE	15,715
TOTAL LAND VALUE - MARKET	213,735
TOTAL MARKET VALUE	525,447
SOH/AGL Deduction	9,635
ASSESSED VALUE	515,812
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	515,812
TOTAL JUST VALUE	525,447
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	496,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007758	REMODEL	10,000	06/15/2021
E1528974	CHNGE SRVC	0	03/01/2015
B26074	DEMOLITION	1,900	05/01/2012
E18848	ELEC OTHER	4,000	02/01/2007
M12204	MECH OTHER	0	11/01/2006
R09911	REPAIR/RRF	3,000	11/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2456/0187	4/27/2021	WD Q	I	I	01
GRANTOR: MCKINNIE JULIAN W & D					
GRANTEE: MOORE RICHARD W III					
1787/0995	4/05/2012	WD U	I	I	11
GRANTOR: CITIZENS STATE BANK					
GRANTEE: MCKINNIE JULIAN W &					

BUILDING NOTES	
BUILDING DIMENSIONS	
PTO=[YR=2007] W5CAN=[YR=2007] W5UST=[YR=2007]	
W10PTO=[YR=2007] W15S4BAS=[YR=2007] S36 CAN=[YR=2007]	
S6E30N6W30\$E30N36W30\$ E15N4\$S4E10N4\$S4E5N4\$S4E5N4\$6\$	
PTR=S4E15 FUS=[YR=2007] S36BAL=[YR=2007] S6E9CAN=[YR=2007]	
E12BAL=[YR=2007] E9N6W9 S6\$N6W12S6\$N6W9\$E30N36CAN=[YR=2007]	
N4W5STR=[YR=2007] W15S4E15N4\$S4E5\$ W30\$W15N4\$.	