



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,305	100	2025	2,305	500,208
FGR	650	55	2025	358	77,690
FOP	227	30	2025	68	14,757
FSP	364	40	2025	146	31,683
FUS	300	100	2025	300	65,103
TOTALS	3,846			3,177	689,441

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	1,976.00	SF	5.20
2	0855	CONC PAVER	0	0	0	0	176.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	11	3,177	137.3486	217.01	689,441	2024	2024	0	0
1 SFR CUST - 0% - 2025									
Heated Area: 2605									
HX Base Yr									
2209 ASHLEY CT, FERNANDINA BEACH									

TOTAL OB/XF									
12,035									
04/28/2025 MLU									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		689,441	
TOTAL MARKET OB/XF VALUE		12,035	
TOTAL LAND VALUE - MARKET		330,000	
TOTAL MARKET VALUE		1,031,476	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,031,476	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,031,476	
TOTAL JUST VALUE		1,031,476	
NCON VALUE		701,476	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		300,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
220018293	H2721	514,294	
220009300			

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2719/1941	5/22/2024	WD	U	V	11
GRANTOR: WHITE HAT DEVELOPMENT					
GRANTEE: MOORE MATTHEW S & K					
2713/1581	5/22/2024	WD	Q	I	01
GRANTOR: WHITE HAT DEVELOPMENT					
GRANTEE: MOORE MATTHEW P & K					

BUILDING NOTES									
BAS=[YR=2025;ORIG=-20,0] W14 S2 W11 W1 S3 W21 N3 W2 W11 S39 E21 E14 E25 N41 \$									
FUS=[YR=2025;ORIG=-10,0] E12 S25 W12 N25 \$									
FOP=[YR=2025;ORIG=-45,2] W1 S3 W21 N3 W2 N6 E14 N2 E10 S8 \$									
FGR=[YR=2025;ORIG=-20,41] W25 S26 E25 N26 \$									
FSP=[YR=2025;ORIG=-59,41] E14 S26 W14 N26 \$									