PT OF LOTS 74 & 75
IN OR 1831/1670
SUB PT OF SEC 4 PB 0/59

MOERMAN PAUL H JR & SARAH L/LAWS WILLIAM J
887 NISSEN DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0740-0074-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

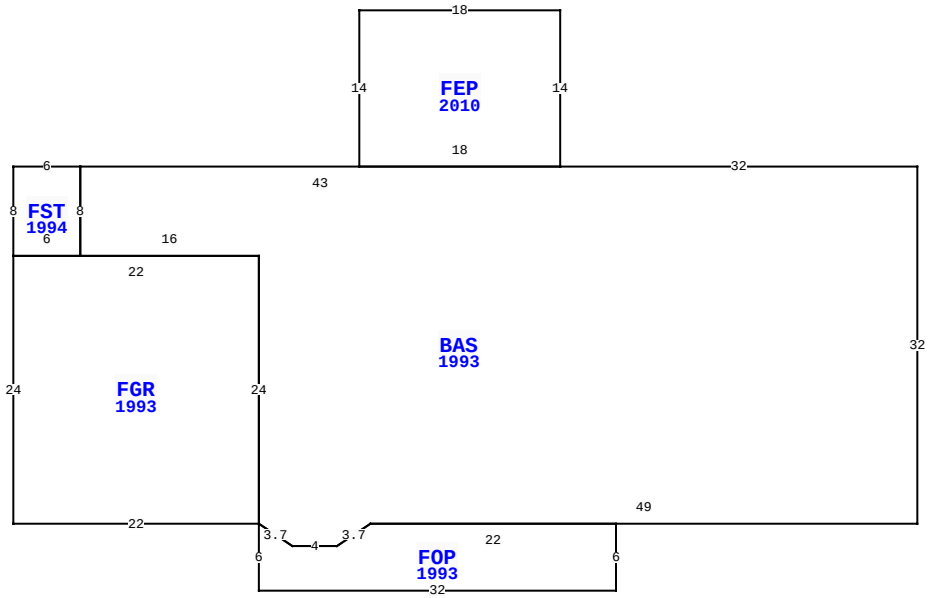
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,030	100	1993	2,030	240,302
FEP	252	80	2010	202	23,912
FGR	528	55	1993	290	34,329
FOP	178	30	1993	53	6,274
FST	48	55	1994	26	3,077
TOTALS	3,036			2,601	307,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,601	112.8000	148.90	387,289	1983	1983	0	0	0	20.50	79.50

1 SNGL FAM – 100% - 2013 Heated Area: 2030 HX Base Yr 2013



887 NISSEN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		307,895
TOTAL MARKET OB/XF VALUE		7,470
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		465,365
SOH/AGL Deduction		254,220
ASSESSED VALUE		211,145
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		160,423
TOTAL JUST VALUE		465,365
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		427,303

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1831/1670	12/21/2012	WD	Q	I	02	235,000
GRANTOR: BORSHARD MARY B TRUST						
GRANTEE: MOERMAN PAUL H JR &						
1387/0741	2/07/2006	QC	Q	I	01	100
GRANTOR: BORSHARD MARY B						
GRANTEE: BORSHARD MARY B TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 FEP=[YR=2010] N14 W18 S14 E18 $ W43
FST=[YR=1994] W6 S8 FGR=[YR=1993] S24 E22 N24 W22$ E6 N8 $ S8
E16 S24 FOP=[YR=1993] S6 E32 N6 W22 D2 L3 W4 U2 L3 $ D2
R3 E4 R3 U2 E49 N32$.

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	100	30	3	90.00	SF	6.50	6.50	100	1983	1983	3	38	222	
2	0810	CONCRETE A	0	100	0	0	425.00	SF	6.50	6.50	100	1983	1983	3	38	1,050	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	51.5	1,803	
4	0810	CONCRETE A	0	100	0	0	1,129.00	SF	6.50	6.50	100	1985	1985	3	44	3,229	
5	0810	CONCRETE A	0	100	54	3	162.00	SF	6.50	6.50	100	1985	1985	3	44	463	
6	0940	SHEDS/PORT	0	100	12	16	192.00	SF	18.30	18.30	100	1995	1995	3	20	703	

LAND DESCRIPTION

TOTAL OB/XF 7,470

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	RES	100		RSF-	254.00	153.00	1.00	LT		1.00	1.00	1.20	125,000.00	150,000.00	150,000							

REVIEW DATE 02/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS