LOT 16 & N1/2 OF LOT 18
PT OR 1356/1624
HAMBYS SUB PB 2/32

MOORE M DANIEL & MONICA JOINT LVG TRUST/MOORE M DA
PO BOX 1732
YULEE, FL 32041-1732

2025

00-00-31-1360-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1058.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

2129 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	500,175
TOTAL MARKET VALUE	500,175
SOH/AGL Deduction	16,852
ASSESSED VALUE	483,323
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	483,323
TOTAL JUST VALUE	500,175
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	466,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171671	DEMOLITION	10,400	06/01/2017
6969	REPAIR/RRF	2,990	03/25/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1356/1624	10/07/2005	WD	Q	I	01	100
GRANTOR: MOORE MORRIS D & MONI						
GRANTEE: MOORE M DANIEL & MO						
0083/0451	1/01/1968	TA	U	I		13,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		R-2	78.00	110.00	78.00	FF		1.00	1.00	0.86	7,500.00	6,412.50	500,175							

REVIEW DATE 05/07/2025 BY MLU Total Acres: 0.00 Total Land Value: 500,175 Market: 0 Agricultural: 0 Common: 500,175 PRINTED 07/30/2025 BY SYS