LOT 17
SWEETWATER OAKS PB 5/75 & 76

BILANCHONE JILL SUZANNE/BUCKINGHAM STEVEN HENRY
4 MOSS OAKS DR
FERNANDINA BEACH, FL 32034

2025

01-6N-29-2000-0017-0000

BUILDING CHARACTERISTICS

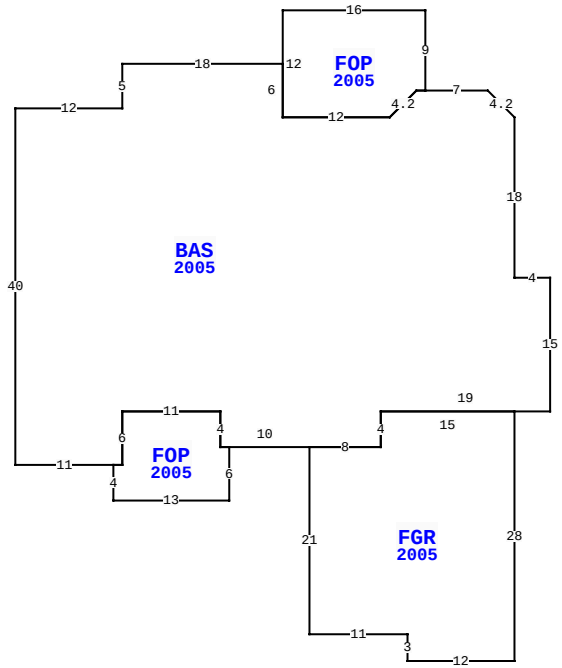
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,205	100	2005	2,205	413,493
FGR	579	55	2005	318	59,633
FOP	120	30	2005	36	6,751
FOP	185	30	2005	56	10,502
TOTALS	3,089			2,615	490,379

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,615	127.6224	201.64	527,289	2005	2010	0	0	0	7.00	93.00

1 SFR CUST – 100% - 2025 Heated Area: 2205 HX Base Yr 2025



4 MOSS OAKS DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		490,379
TOTAL MARKET OB/XF VALUE		9,625
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		950,004
SOH/AGL Deduction		500,000
ASSESSED VALUE		450,004
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		399,282
TOTAL JUST VALUE		950,004
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		927,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412798	NEW CONSTR	195,000	05/01/2004
R046152	REPAIR/RRF	5,500	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2726/549	7/19/2024	WD	Q	I	01	1,250,000
GRANTOR: KOVAC JOHN						
GRANTEE: BILANCHONE JILL SUZ						
2573/0618	6/17/2022	WD	Q	I	01	1,150,000
GRANTOR: KING GORDON DENNIS &						
GRANTEE: KOVAC JOHN & WENDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] L3 U3 W7 FOP=[YR=2005] N9 W16 S12 E12 U3 R3 E1$ W1 L3 D3 W12 N6 W18 S5 W12 S40 E11 FOP=[YR=2005] S4 E13 N6 W1 N4 W11 S6 W1$ E1 N6 E11 S4 E10 FGR=[YR=2005] S21 E11 S3 E12 N28 W15 S4 W8$ E8 N4 E19 N15 W4 N18$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	88	1,760	
2	0812	CONCRETE C	0	100	0	0	1,579.00	SF	4.00	4.00	100	2005	2005	3	84	5,305	
3	0810	CONCRETE A	0	100	0	0	268.00	SF	6.50	6.50	100	2005	2005	3	84	1,463	
4	0810	CONCRETE A	0	100	0	0	84.00	SF	6.50	6.50	100	2005	2005	3	84	459	
5	1126	CB/STC 8"	0	100	0	0	95.00	SF	8.00	8.00	100	2005	2005	3	84	638	

LAND DESCRIPTION

TOTAL OB/XF 9,625

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-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							

REVIEW DATE 04/23/2020 BY DJA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS