LOT 20
IN OR 1022/550
SWEETWATER OAKS PB 5/75 & 76

CULP JOAN E
10 MOSS OAKS DR
FERNANDINA BEACH, FL 32034

2025

01-6N-29-2000-0020-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

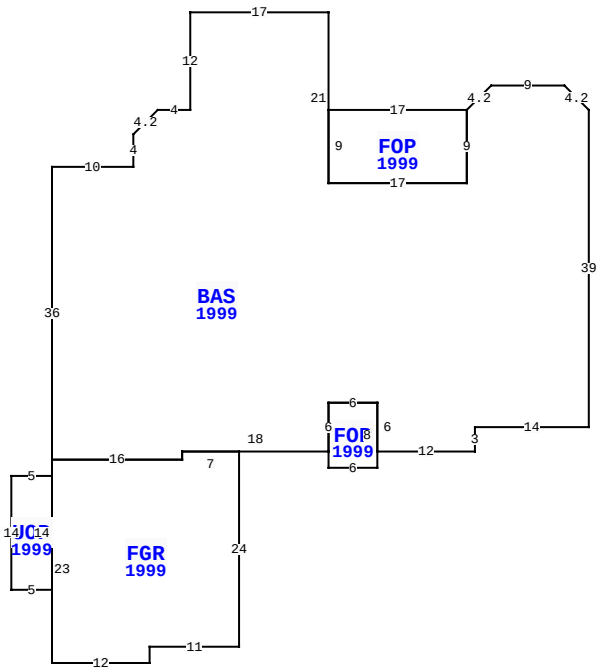
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,723	100	1999	2,723	425,108
FGR	560	55	1999	308	48,084
FOP	48	30	1999	14	2,186
FOP	153	30	1999	46	7,181
UOP	70	20	1999	14	2,186
TOTALS	3,554			3,105	484,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,105	112.9254	178.42	553,994	1999	1999	0	0	0	12.50	87.50

1 SFR CUST – 100% - 2002 Heated Area: 2723 HX Base Yr 2002



10 MOSS OAKS DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		484,745
TOTAL MARKET OB/XF VALUE		15,889
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		950,634
SOH/AGL Deduction		454,542
ASSESSED VALUE		496,092
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		440,370
TOTAL JUST VALUE		950,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		928,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9905705	NEW CONSTR	197,392	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1022/0550	12/03/2001	WD	Q	I		549,000
GRANTOR: WEBB JACK K & CARLA I						
GRANTEE: CULP JOAN E						
0897/1332	7/23/1999	WD	U	V	07	100
GRANTOR: CURY & SALTMARSH DEVE						
GRANTEE: WEBB JACK K & CARLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] L3 U3 W9 D3 L3 FOP=[YR=1999] W17 S9 E17 N9$ S9 W17 N21 W17 S12 W4 D3 L3 S4 W10 S36 FGR=[YR=1999] S2 UOP=[YR=1999] W5 S14 E5 N14$ S23 E12 N2 E11 N24 W7 S1 W16$ E16 N1 E18 FOP=[YR=1999] S2 E6 N8 W6 S6$ N6 E6 S6 E12 N3 E14 N39$.

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	1999	1999	3	81	1,620	
2	0855	CONC PAVER	0	100	0	0	1,551.00	SF	10.00	10.00	100	2012	2012	3	92	14,269	

LAND DESCRIPTION

TOTAL OB/XF 15,889

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS