



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	<b>VALUATION BY</b> Tax Group: 5 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 450,000 TOTAL MARKET VALUE 450,000 SOH/AGL Deduction 2,784 ASSESSED VALUE 447,216 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 447,216 TOTAL JUST VALUE 450,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 450,000										
DOR CODE 0000 VACANT																PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 10																											
NEIGHBORHOOD/LOC 10001.00																<b>SALES DATA</b> OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 2776/866 3/24/2025 WD Q V 01 485,000 GRANTOR: BRINK PARTNERS LLC GRANTEE: KAISER CHRISTOPHER 2495/0102 9/09/2021 WD Q V 01 325,000 GRANTOR: KELLEY LAURIE A GRANTEE: BRINK PARTNERS LLC											
TOTALS																<b>BUILDING NOTES</b> MOSS OAKS DR, FERNANDINA BEACH BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											
<b>EXTRA FEATURES</b>																<b>BUILDING DIMENSIONS</b>											
L N	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											
																	<b>LAND DESCRIPTION</b> L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 RSF-1 0.00 0.00 1.00 UT 1.00 1.00 1.00 450,000.00 450,000.00 450,000										
																	<b>TOTAL OB/XF</b> 0										
REVIEW DATE 02/08/2024 BY KBA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS																											