LOT 24
SWEETWATER OAKS PB 5/75 & 76

GEBEL MICHAEL A & HOLLY
17 MOSS OAKS DR
FERNANDINA BEACH, FL 32034

2025

01-6N-29-2000-0024-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

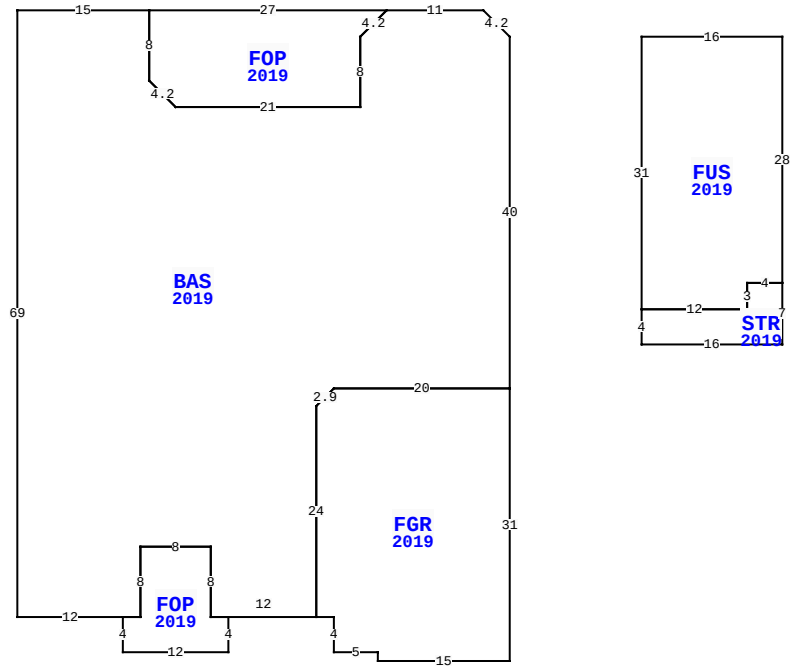
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,962	100	2019	2,962	645,630
FGR	665	55	2019	366	79,777
FOP	112	30	2019	34	7,411
FOP	264	30	2019	79	17,219
FUS	484	100	2019	484	105,498
STR	76	10	2019	8	1,743
TOTALS	4,563			3,933	857,279

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,933	141.4908	223.56	879,261	2019	2019	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2021 Heated Area: 3446 HX Base Yr 2021



17 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		857,279
TOTAL MARKET OB/XF VALUE		28,938
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		1,336,217
SOH/AGL Deduction		506,395
ASSESSED VALUE		829,822
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		779,100
TOTAL JUST VALUE		1,336,217
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,297,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012682	CO ISSUED	0	12/13/2019
B1810099	CO ISSUED	0	10/04/2018
B1810099	NEW CONSTR	448,999	10/04/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2366/0215	6/02/2020	WD	Q	I	02	800,000
GRANTOR: W R HOWELL COMPANY						
GRANTEE: GEBEL MICHAEL A & H						
2249/1603	1/17/2019	SW	U	V	30	178,300
GRANTOR: CELLARIUS CAPITAL INC						
GRANTEE: W R HOWELL COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W11 FOP=[YR=2019] W27 S8 R3 D3 E21 N8 U3 R3 $ D3 L3 S8 W21 U3 L3 N8 W15 S69 E12 FOP=[YR=2019] S4 E12 N4 W2 N8 W8 S8 W2$ E2 N8 E8 S8 E12 FGR=[YR=2019] E2 S4 E5 S1 E15 N31 W20 D2 L2 S24$ N24 U2 R2 E20 N40$ PTR= E15 FUS=[YR=2019] E16 S28 STR=[YR=2019] S7 W16 N4 E12 N3 E4$ W4 S3 W12 N31$ W15$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2019	2019	3	82	4,100	
3	0855	CONC PAVER	0	100	0	0	2,207.00	SF	10.00	10.00	100	2019	2019	3	97	21,408	

LAND DESCRIPTION

TOTAL OB/XF 28,938

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 10/08/2019 BY DJ Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS