LOT 26 IN OR 896/1938
SWEETWATER OAKS PB 75 & 76

WOLFE DOUGLAS H & KATHERINE P
13 MOSS OAKS DR
FERNANDINA BEACH, FL 32034

2025

01-6N-29-2000-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

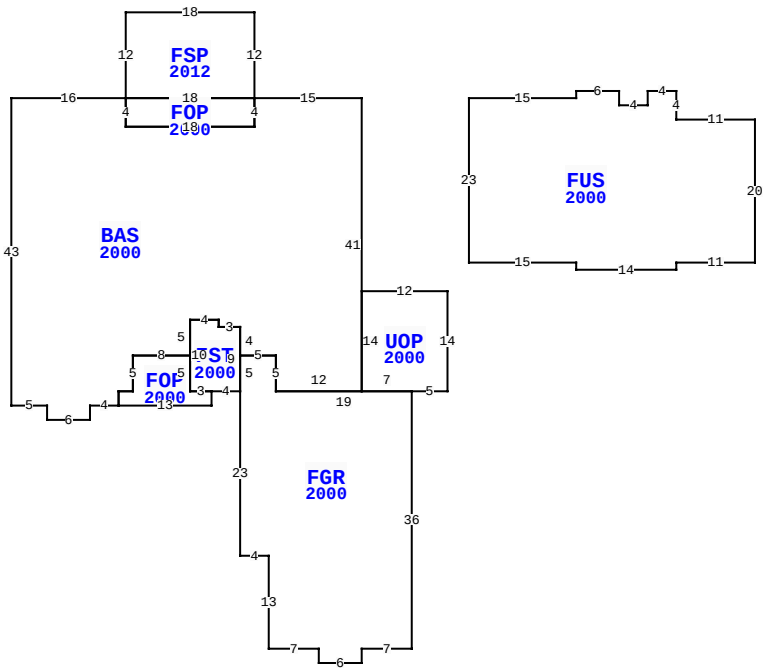
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,847	100	2000	1,847	276,603
FGR	849	55	2000	467	69,937
FOP	66	30	2000	20	2,996
FOP	72	30	2000	22	3,295
FSP	216	40	2012	86	12,879
FST	67	55	2000	37	5,541
FUS	907	100	2000	907	135,831
UOP	168	20	2000	34	5,092
TOTALS	4,192			3,420	512,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,420	107.7090	170.18	582,016	2000	2000	0	0	0	12.00	88.00

1 SFR CUST – 100% - 2002 Heated Area: 2754 HX Base Yr 2002



13 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		512,174
TOTAL MARKET OB/XF VALUE		27,635
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		989,809
SOH/AGL Deduction		461,719
ASSESSED VALUE		528,090
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		477,368
TOTAL JUST VALUE		989,809
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		968,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217509	H/AC	0	08/01/2012
B9906331	NEW CONSTR	195,000	08/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0896/1938	8/26/1999	WD	U	V	07	100
GRANTOR: LANDI WARREN F JR						
GRANTEE: WOLFE DOUGLAS H & K						
0880/0680	4/26/1999	WD	Q	V		69,900
GRANTOR: LANDI WARREN F JR						
GRANTEE: WOLFE DOUGLAS H & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W15 FSP=[YR=2012] N12 W18 S12 FOP=[YR=2000] S4 E18 N4 W18$ E18 $ S4 W18 N4 W16 S43 E5 S2 E6 N2 E4 FOP=[YR=2000] E13 N2 FST=[YR=2000] E4 FGR=[YR=2000] S23 E4 S13 E7 S2 E6 N2E7 N36 UOP=[YR=2000] E5 N14 W12 S14 E7$ W19 N5 W5 S5$ N9 W3 N1 W4 S10 E3$ W3 N5 W8 S5 W2 S2$ N2 E2 N5 E8 N5 E4 S1 E3 S4 E5 S5 E12 N41$ PTR=E15 FUS=[YR=2000] E15 N1 E6 S2 E4 N2 E4 S4 E11 S20 W11 S1 W14 N1 W15 N23$ 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	0812	CONCRETE C	0	100	0	0	2,616.00	SF	4.00	4.00	100	2000	2000	3	77	8,057	
2	0810	CONCRETE A	0	100	0	0	225.00	SF	6.50	6.50	100	2000	2000	3	77	1,126	
3	0861	POOL GUNIT	0	100	0	0	232.00	SF	85.00	85.00	100	2001	2001	3	25	4,930	
4	0845	KOOL DECK	0	100	0	0	543.00	SF	7.25	7.25	100	2001	2001	3	79	3,110	
5	0462	ST/AL FNC	0	100	0	0	895.00	SF	10.00	10.00	100	2001	2001	3	28	2,506	
6	1126	CB/STC 8"	0	100	0	0	156.00	SF	8.00	8.00	100	2001	2001	3	79	986	
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2001	2001	3	20	200	
8	0911	SCRN RM A	0	100	32	24	768.00	SF	17.50	17.50	100	2012	2012	3	50	6,720	

LAND DESCRIPTION

TOTAL OB/XF 27,635

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