LOT 28
IN OR 1317/341
SWEETWATER OAKS PB 5/75 & 76

COPITHORNE LIVING TRUST/COPITHORNE KENNETH P TRUST
9 MOSS OAKS DRIVE
FERNANDINA BEACH, FL 32034

2025

01-6N-29-2000-0028-0000

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 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

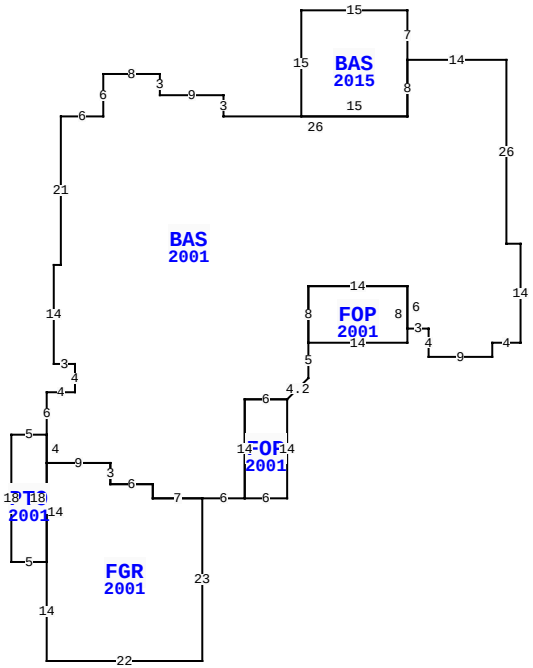
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,750	100	2001	2,750	420,479
BAS	225	100	2015	225	34,403
FGR	563	55	2001	310	47,400
FOP	84	30	2001	25	3,822
FOP	112	30	2001	34	5,198
PTO	90	5	2001	4	612
TOTALS	3,824			3,348	511,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,348	109.3512	172.77	578,434	2001	2001	0	0	0	11.50	88.50

1 SFR CUST – 100% - 2002 Heated Area: 2975 HX Base Yr 2002



9 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		511,914
TOTAL MARKET OB/XF VALUE		33,284
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		995,198
SOH/AGL Deduction		469,805
ASSESSED VALUE		525,393
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		474,671
TOTAL JUST VALUE		995,198
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		972,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529862	ADD 196 SF	0	01/01/2015
B1226284	REPDR	4,800	08/01/2012
B018521	NEW CONSTR	205,000	07/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1317/0341	5/12/2005	WD	Q	I	01	100
GRANTOR: COPITHORNE KENNETH P						
GRANTEE: COPITHORNE KENNETH						
1025/1309	12/19/2001	WD	Q	I		440,000
GRANTOR: CURY & SALTMARSH DEVE						
GRANTEE: COPITHORNE KENNETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W2 N26 W14 BAS=[YR=2015] N7 W15 S15 E15 N8$ S8 W26 N3 W9 N3 W8 S6 W6 S21 W1 S14 E3 S4 W4 S6 PTO=[YR=2001] W5 S18 E5 FGR=[YR=2001] S14 E22 N23 W7N2 W6 N3 W9 S14 $ N18 $ S4 E9 S3 E6 S2 E7 E6 FOP=[YR=2001] E6 N14 W6 S14 $ N14 E6 U3 R3 N5 FOP=[YR=2001] E14 N8 W14 S8 $ N8 E14 S6 E3 S4 E9 N2 E4 N14 $.

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	2001	2001	3	84	1,680	
2	0812	CONCRETE C	0	100	0	0	1,904.00	SF	4.00	4.00	100	2001	2001	3	79	6,017	
3	0810	CONCRETE A	0	100	0	0	144.00	SF	6.50	6.50	100	2001	2001	3	79	739	
4	0858	SCULP CONC	0	100	0	0	2,012.00	SF	13.00	13.00	100	2003	2003	3	95	24,848	

LAND DESCRIPTION

TOTAL OB/XF 33,284

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