

IN OR 2478/665
EX 14-22
EX DUNEWOOD SUB PB 5/182

MOORE ROBERT S
2298 FIRST AVE UNIT B
FERNANDINA BEACH, FL 32034

2025

20-3N-29-0000-0014-0080



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	PAGE 1 of 1 2													
Exterior Wall	16	WD FR STUC 100	0320	11	2,258	159.1834	159.18	359,428	1998	1998	0	0	0	13.00	87.00	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	2 TOWNHOUSE - 0% - 0														Heated Area: 1972 HX Base Yr												
Roof Cover	03	COMP SHNGL 100															Tax Group: 2 Tax Dist:												
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE 312,702												
Interior Floo	14	CARPET 60															TOTAL MARKET OB/XF VALUE 15,282												
Interior Floo	11	CLAY TILE 40															TOTAL LAND VALUE - MARKET 222,000												
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE 549,984												
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction 0												
Bedrooms	3	100															ASSESSED VALUE 549,984												
Bathrooms	2.5	100															TOTAL EXEMPTION VALUE 0												
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE 549,984												
Stories	2.	100															TOTAL JUST VALUE 549,984												
Units	0	100	NCON VALUE 0																										
			INCOME VALUE										PREVIOUS YEAR MKT VALUE 547,893																
Quality			06	Quality Level 06																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM													MKT AREA 01																
NEIGHBORHOOD/LOC			1043.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	830	100	1998	830	114,944																								
DCK	128	10	1998	13	1,800																								
DCK	32	10	2002	3	416																								
FGR	450	55	1998	248	34,345																								
FOP	54	30	1998	16	2,216																								
FUS	1,142	100	1998	1,142	158,152																								
PTO	128	5	1998	6	831																								
TOTALS	2,764			2,258	312,702																								
EXTRA FEATURES						2298 1ST AV B, FERNANDINA BEACH																							
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												
1	0810	CONCRETE A	0	0	0	0	892.00	SF	6.50	6.50	100	1998	1998	3	73	4,233													
2	0861	POOL GUNIT	0	0	0	0	314.00	SF	85.00	85.00	100	2002	2002	3	27	7,206													
3	0845	KOOL DECK	0	0	0	0	603.00	SF	7.25	7.25	100	2002	2002	3	80	3,497													
4	1242	WD DECK A	0	0	8	4	32.00	SF	17.00	17.00	100	2002	2002	3	20	109													
5	1242	WD DECK A	0	0	8	8	64.00	SF	8.50	8.50	100	2002	2002	3	20	109													
6	1242	WD DECK A	0	0	0	0	64.00	SF	10.00	10.00	100	2002	2002	3	20	128													
TOTAL OB/XF 15,282																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	000100	C	RES	0		R-2	37.00	129.00	37.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	222,000												
REVIEW DATE 12/28/2022 BY TWA Total Acres: 0.00 Total Land Value: 222,000 Market: 0 Agricultural: 0 Common: 222,000 PRINTED 07/30/2025 BY SYS																													

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2478/0665	7/08/2021	QC	U	I	11	100			
GRANTOR: MOORE JORDAN									
GRANTEE: MOORE ROBERT									
1981/0319	5/20/2015	WD	Q	I	01	359,000			
GRANTOR: NEARING HENRY L JR &									
GRANTEE: MOORE ROBERT S & JO									
BUILDING NOTES									
BUILDING DIMENSIONS									
PTO=[YR=1998] W16 S8 BAS=[YR=1998] W4 S35 FGR=[YR=1998] S29 E20 N19 W11 N5 W4 N5 W5\$ E5 S5 E4 S5 E11 N10 FOP=[YR=1998] E6 N9 W6 S9\$ N35 W16\$ E16 N8\$ PTR=E15 DCK=[YR=2002] E4 DCK=[YR=1998] E16 S8 FUS=[YR=1998] S14 E2 S11 W2 S31 W20 N56 E20 \$ W16 N8 \$ S8 W4 N8 \$ W15 \$.									