S-1 OF LOT 1
PT OR 1723/1341
LAKE HAMPTON EST PB 5/336-337

MOORE GARY ANDREW REV LIVING TRUST/MOORE RYNDA WEL
1417 SADLER RD #331
FERNANDINA BEACH, FL 32034

2025

41-4N-23-1210-0001-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

28877 LAKE HAMPTON RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	11/19/2024 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	44,766
TOTAL LAND VALUE - MARKET	463,925
TOTAL MARKET VALUE	73,662
SOH/AGL Deduction	27,850
ASSESSED VALUE	45,812
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,812
TOTAL JUST VALUE	508,691
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	469,118

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23386	XFOB	0	03/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1723/1341	2/08/2011	WD	U	V	30	100
GRANTOR: MOORE GARY ANDREW & R						
GRANTEE: MOORE GARY ANDREW &						
0879/0733	4/19/1999	WD	Q	V		400,000
GRANTOR: TIBSEN & FAIR INC						
GRANTEE: MOORE GARY A & RYND						

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000	
2	0940	SHEDS/PORT	0	0	16	10	160.00	SF	21.30	21.30	100	2005	2005	3	22	750	
3	0681	POLE SHED	0	0	66	64	4,224.00	SF	15.00	15.00	100	2011	2011	3	60	38,016	

LAND DESCRIPTION

TOTAL OB/XF 44,766

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	005600	A	TIMBER 3 N S	0	0006	OR	0.00	0.00	64.35	AC		1.00	1.00	1.00	390.00	390.00	25,096							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	190.00	190.00	3,800							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	84.35	AC		1.00	1.00	1.00	5,500.00	5,500.00	463,925							

REVIEW DATE 12/15/2023 BY KBA Total Acres: 84.35 Total Land Value: 28,896 Market: 463,925 Agricultural: 28,896 Common: 0 PRINTED 07/30/2025 BY SYS