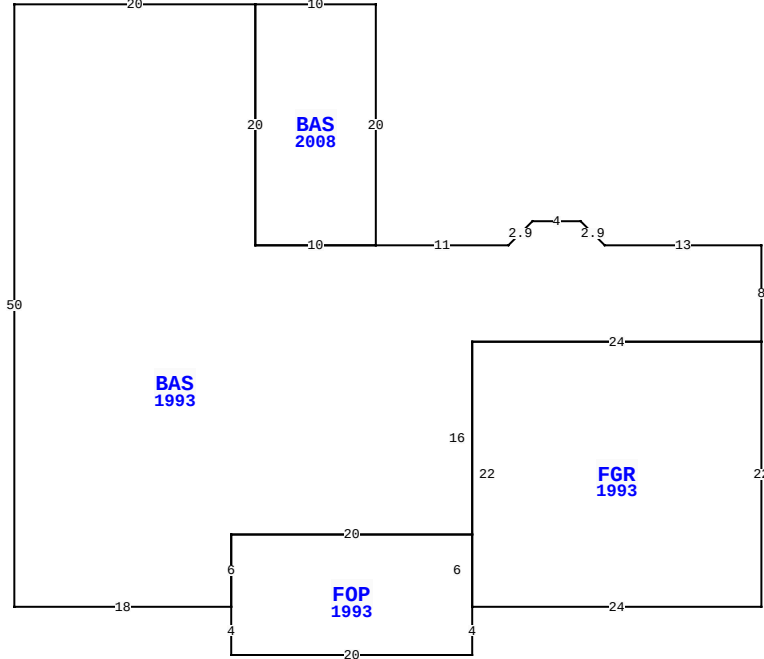


MOORE ARVEL EUGENE & PEGGY THERESA
940819 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

45-2N-28-550B-0003-0440

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT		CD	CONSTRUCTION		TYPE										VALUATION SUMMARY																				
Exterior Wall	20	FACE BRICK 100	0100	01	2,174	121.7160	121.72	264,619	1988	1988	0	0	0	25.80	74.20	VALUATION BY					STANDARD														
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023													Heated Area: 1824										HX Base Yr 2023									
Roof Cover	03	COMP SHNGL 100																																	
Interior Wall	05	DRYWALL 100																																	
Interior Floor	14	CARPET 80																																	
Interior Floor	08	SHT VINYL 20																																	
Air Condition	03	CENTRAL 100																																	
Heating Type	04	AIR DUCTED 100																																	
Bedrooms		3 100																																	
Bathrooms		2 100																																	
Frame	02	WOOD FRAME 100																																	
Stories	1.	1. 100																																	
Units		0 100																																	
BUD8 Adjustme	04	DIST 01 100																																	
Occupancy	00	NONE 100																																	
Quality			06	Quality Level 06																															
DOR CODE			0100	SINGLE FAMILY																															
MAP NUM				MKT AREA										04																					
NEIGHBORHOOD/LOC			4004.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,624	100	1993	1,624	146,673																														
BAS	200	100	2008	200	18,063																														
FGR	528	55	1993	290	26,192																														
FOP	200	30	1993	60	5,419																														
TOTALS			2,552		2,174	196,347																													
EXTRA FEATURES			940819 OLD NASSAUVILLE RD, FERNANDINA																																
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	0811	CONCRETE B	0 100	0	0	919.00	SF	5.20	5.20	100	1988	1988	3	52	2,485																				
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170																				
3	0940	SHEDS/PORT	0 100	16	24	384.00	SF	30.00	30.00	100	1991	1991	3	20	2,304																				
4	0940	SHEDS/PORT	0 100	10	20	200.00	SF	30.00	30.00	100	1995	1995	3	20	1,200																				
5	0940	SHEDS/PORT	0 100	10	16	160.00	SF	30.00	30.00	100	1995	1995	3	20	960																				
TOTAL OB/XF 9,119																																			
LAND DESCRIPTION																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000																		
REVIEW DATE 09/26/2019 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS																																			