LOT 25 & S17.5' OF LOT 26
IN OR 2456/187
EX R/W CASE #09-CA-600

MOORE RICHARD W III/SMITH LAURIE LYNN
1337 AUTUMN TRACE
FERNANDINA BEACH, FL 32034

**2026**

**00-00-30-0120-0025-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

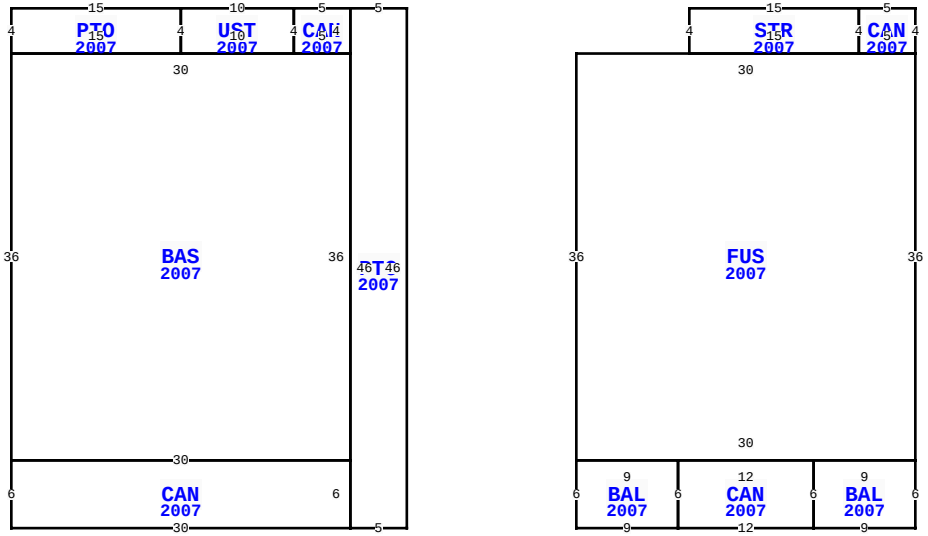
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 06 | BD/BATTEN 50 |
| Exterior Wall | 15 | CONC BLOCK 50 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 12 | HARDWOOD 50 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 8 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 10 100 |
| RMS | | 9 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | OO | OWNER OCC 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 1800 | MULTI STORY OFFICE |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 2004.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAL | 54 | 15 | 2007 | 8 | 1,081 |
| BAL | 54 | 15 | 2007 | 8 | 1,081 |
| BAS | 1,080 | 100 | 2007 | 1,080 | 145,887 |
| CAN | 20 | 30 | 2007 | 6 | 810 |
| CAN | 20 | 30 | 2007 | 6 | 810 |
| CAN | 72 | 30 | 2007 | 22 | 2,972 |
| CAN | 180 | 30 | 2007 | 54 | 7,295 |
| FUS | 1,080 | 100 | 2007 | 1,080 | 145,887 |
| PTO | 60 | 5 | 2007 | 3 | 405 |
| PTO | 230 | 5 | 2007 | 12 | 1,621 |
| TOTALS | 2,950 | | | 2,301 | 310,819 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1701 | 04 | 2,301 | 105.2362 | 157.07 | 361,418 | 2007 | 2007 | 0 | 0 | 0 | 14.00 | 86.00 |

1 OFFICE 0% - 0 Heated Area: 2160 HX Base Yr




** This building has 12 Sub-Areas

1815 S 8TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 DC |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 310,819 |
| TOTAL MARKET OB/XF VALUE | 15,344 |
| TOTAL LAND VALUE - MARKET | 284,980 |
| TOTAL MARKET VALUE | 611,143 |
| SOH/AGL Deduction | 43,750 |
| ASSESSED VALUE | 567,393 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 567,393 |
| TOTAL JUST VALUE | 611,143 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 525,447 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21007758 | REMODEL | 10,000 | 06/15/2021 |
| E1528974 | CHNGE SRVC | 0 | 03/01/2015 |
| B26074 | DEMOLITION | 1,900 | 05/01/2012 |
| E18848 | ELEC OTHER | 4,000 | 02/01/2007 |
| M12204 | MECH OTHER | 0 | 11/01/2006 |
| R09911 | REPAIR/RRF | 3,000 | 11/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2456/0187 | 4/27/2021 | WD | Q | I | 01 | 450,000 |
| GRANTOR: MCKINNIE JULIAN W & D | | | | | | |
| GRANTEE: MOORE RICHARD W III | | | | | | |
| 1787/0995 | 4/05/2012 | WD | U | I | 11 | 265,000 |
| GRANTOR: CITIZENS STATE BANK | | | | | | |
| GRANTEE: MCKINNIE JULIAN W & | | | | | | |

## BUILDING NOTES

## 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 | 0 | 0 | 0 | 2,478.00 | SF | 4.00 | 4.00 | 100 | 2007 | 2007 | 3 | 86 | 8,524 | |
| 2 | 0402 | CONC BUMPE | 0 | 0 | 0 | 0 | 3.00 | UT | 25.00 | 25.00 | 100 | 2008 | 2008 | 3 | 90 | 68 | |
| 3 | 0978 | SECURTY LT | 0 | 0 | 0 | 0 | 1.00 | UT | 450.00 | 450.00 | 100 | 2007 | 2007 | 3 | 66 | 297 | |
| 4 | 0510 | GARAGE WD- | 0 | 0 | 6 | 6 | 36.00 | SF | 35.00 | 35.00 | 100 | 2015 | 2015 | 3 | 71 | 895 | |
| 5 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 215.00 | SF | 7.00 | 7.00 | 100 | 2015 | 2015 | 3 | 94 | 1,415 | |
| 6 | 0446 | BOX FNC 6' | 0 | 0 | 0 | 0 | 241.00 | LF | 20.00 | 20.00 | 100 | 2021 | 2021 | 3 | 86 | 4,145 | |

## BUILDING DIMENSIONS

PTO=[YR=2007] W5CAN=[YR=2007] W5UST=[YR=2007]
W10PTO=[YR=2007] W15S4BAS=[YR=2007] S36 CAN=[YR=2007]
S6E30N6W30$E30N36W30$ E15N4$S4E10N4$S4E5N4$S46E5N46$
PTR=S4E15 FUS=[YR=2007] S36BAL=[YR=2007] S6E9CAN=[YR=2007]
E12BAL=[YR=2007] E9N6W9 S6$N6W12S6$N6W9$E30N36CAN=[YR=2007]
N4W5STR=[YR=2007] W15S4E15N4$S4E5$ W30$W15N4$.

## LAND DESCRIPTION

TOTAL OB/XF 15,344

| 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 | 001700 | C | 1STORY OFF | 0 | 0003 | CI | 118.00 | 103.00 | 14,249.00 | SF | | 1.00 | 1.00 | 1.00 | 20.00 | 20.00 | 284,980 | | | | | | | |

REVIEW DATE 06/02/2026 BY TD Total Acres: 0.00 Total Land Value: 284,980 Market: 0 Agricultural: 0 Common: 284,980 PRINTED 07/09/2026 BY SYS