

MOSHER LIVING TRUST/MOSHER EDWIN T TRUSTEE
2056 ORCA COURT
FERNANDINA BEACH, FL 32034

00-00-30-0410-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 70			
Exterior Wall	10	ABOVE AVG 30			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	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	05	DIST 1A 100			
Occupancy	00	NONE 100			
Quality	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	2008.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,382	100	1993	1,382	204,736
FEP	230	80	2013	184	27,259
FGR	412	55	1993	227	33,629
FOP	12	30	1993	4	593
TOTALS	2,036			1,797	266,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,797	127.5350	177.27	318,554	1988	1988		0		0 16.43	83.57

1 SNGL FAM 100% - 1989 Heated Area: 1382 HX Base Yr 1989

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/28/2026 MLU

NASSAU COUNTY PROPERTY

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	266,216
TOTAL MARKET OB/XF VALUE	3,864
TOTAL LAND VALUE - MARKET	205,000
TOTAL MARKET VALUE	475,080
SOH/AGL Deduction	347,763
ASSESSED VALUE	127,317
TOTAL EXEMPTION VALUE	HX HB SL 127,317
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	475,080
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	459,828

PERMIT NUM DESCRIPTION AMT ISSUED

9502265	XFOB	1,500	10/01/1995
8540	ADDITION	1,955	12/02/1992
4425	NEW CONSTR	49,315	10/08/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U I	V I I	RSN CD	SALE PRICE
1304/1613	3/28/2005	WD	Q	I	06	100

GRANTOR: MOSHER EDWIN T & LESS

GRANTEE: MOSHER EDWIN T & LE

0552/0713	9/16/1988	WD	Q	I		76,900
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GRANTOR: JOHUBOKE INC

GRANTEE: MOSHER EDWIN T

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2013] W23 S10 BAS=[YR=1993] W19 S43 E18 FOP=[YR=1993] E4 FGR=[YR=1993] E20 N19 W12 N4 W8 S23\$ N3 W4 S3\$ N3 E4 N20 E8 S4E12 N24 W23\$ E23 N10\$.

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		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	205,000.00	205,000.00	205,000							

TOTAL OB/XF

3,864

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 205,000 Market: 0 Agricultural: 0 Common: 205,000 PRINTED 07/09/2026 BY SYS