LOT 26 IN OR 896/1938
SWEETWATER OAKS PB 75 & 76

WOLFE DOUGLAS H & KATHERINE P
13 MOSS OAKS DR
FERNANDINA BEACH, FL 32034

**2026**

**01-6N-29-2000-0026-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

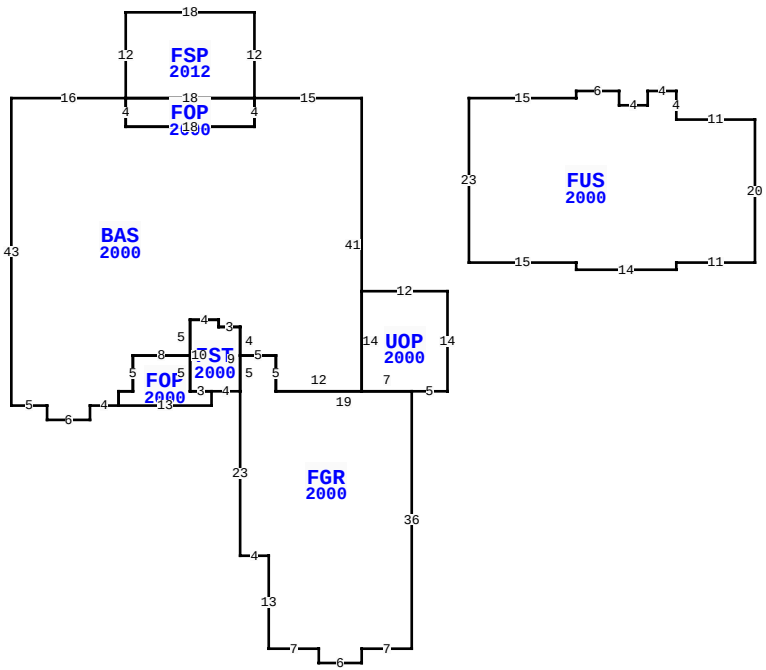
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 10 |
| NEIGHBORHOOD/LOC | 10001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,847 | 100 | 2000 | 1,847 | 288,964 |
| FGR | 849 | 55 | 2000 | 467 | 73,063 |
| FOP | 66 | 30 | 2000 | 20 | 3,129 |
| FOP | 72 | 30 | 2000 | 22 | 3,442 |
| FSP | 216 | 40 | 2012 | 86 | 13,455 |
| FST | 67 | 55 | 2000 | 37 | 5,789 |
| FUS | 907 | 100 | 2000 | 907 | 141,901 |
| UOP | 168 | 20 | 2000 | 34 | 5,319 |
| TOTALS | 4,192 | | | 3,420 | 535,059 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 3,420 | 107.7090 | 178.80 | 611,496 | 2000 | 2000 | 0 | 0 | 0 | 12.50 | 87.50 |

1 SFR CUST 100% - 2002 Heated Area: 2754 HX Base Yr 2002




13 MOSS OAKS DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 5 | Tax Dist: | |
| BUILDING MARKET VALUE | | 535,059 |
| TOTAL MARKET OB/XF VALUE | | 58,182 |
| TOTAL LAND VALUE - MARKET | | 450,000 |
| TOTAL MARKET VALUE | | 1,043,241 |
| SOH/AGL Deduction | | 500,893 |
| ASSESSED VALUE | | 542,348 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 490,937 |
| TOTAL JUST VALUE | | 1,043,241 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 989,809 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M1217509 | H/AC | 0 | 08/01/2012 |
| B9906331 | NEW CONSTR | 195,000 | 08/01/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0896/1938 | 8/26/1999 | WD | U | V | 07 | 100 |
| GRANTOR: LANDI WARREN F JR | | | | | | |
| GRANTEE: WOLFE DOUGLAS H & K | | | | | | |
| 0880/0680 | 4/26/1999 | WD | Q | V | | 69,900 |
| GRANTOR: LANDI WARREN F JR | | | | | | |
| GRANTEE: WOLFE DOUGLAS H & K | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2000] W15 FSP=[YR=2012] N12 W18 S12 FOP=[YR=2000] S4 E18 N4 W18$ E18 $ S4 W18 N4 W16 S43 E5 S2 E6 N2 E4 FOP=[YR=2000] E13 N2 FST=[YR=2000] E4 FGR=[YR=2000] S23 E4 S13 E7 S2 E6 N2E7 N36 UOP=[YR=2000] E5 N14 W12 S14 E7$ W19 N5 W5 S5$ N9 W3 N1 W4 S10 E3$ W3 N5 W8 S5 W2 S2$ N2 E2 N5 E8 N5 E4 S1 E3 S4 E5 S5 E12 N41$ PTR=E15 FUS=[YR=2000] E15 N1 E6 S2 E4 N2 E4 S4 E11 S20 W11 S1 W14 N1 W15 N23$ W15 $.

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 0860 | POOL/SPA | 0 | 100 | 0 | 0 | 1.00 | UT | 60,000.00 | 60,000.00 | 100 | 2001 | 2001 | 05 | 85 | 51,000 | |
| 6 | 1126 | CB/STC 8" | 0 | 100 | 0 | 0 | 156.00 | SF | 8.00 | 8.00 | 100 | 2001 | 2001 | 3 | 77 | 961 | |
| 8 | 0911 | SCRN RM A | 0 | 100 | 32 | 24 | 768.00 | SF | 18.00 | 18.00 | 100 | 2012 | 2012 | 3 | 45 | 6,221 | |

## LAND DESCRIPTION

TOTAL OB/XF 58,182

| 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 | | RSF-1 | 0.00 | 0.00 | 1.00 | UT | | 1.00 | 1.00 | 1.00 | 450,000.00 | 450,000.00 | 450,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/09/2026 BY SYS