

LOT 28
IN OR 1317/341
SWEETWATER OAKS PB 5/75 & 76

COPITHORNE LIVING TRUST/COPITHORNE KENNETH P TRUST
9 MOSS OAKS DRIVE
FERNANDINA BEACH, FL 32034

2026

01-6N-29-2000-0028-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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
BAS	2,750	100
BAS	225	100
FGR	563	55
FOP	84	30
FOP	112	30
PTO	90	5
TOTALS	3,824	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,348	109.3512	181.52	607,729	2001	2001	0	0	0 12.00	88.00
1 SFR CUST 100% - 2002 Heated Area: 2975 HX Base Yr 2002											
9 MOSS OAKS DR, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 5 Tax Dist:	
BUILDING MARKET VALUE		534,802	
TOTAL MARKET OB/XF VALUE		1,660	
TOTAL LAND VALUE - MARKET		450,000	
TOTAL MARKET VALUE		986,462	
SOH/AGL Deduction		446,883	
ASSESSED VALUE		539,579	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		488,168	
TOTAL JUST VALUE		986,462	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		995,198	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529862	ADD 196 SF	0	01/01/2015
B1226284	REPDR	4,800	08/01/2012
B018521	NEW CONSTR	205,000	07/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1317/0341	5/12/2005	WD	Q	I	01
GRANTOR: COPITHORNE KENNETH P					
GRANTEE: COPITHORNE KENNETH					
1025/1309	12/19/2001	WD	Q	I	
GRANTOR: CURY & SALTMARSH DEVE					
GRANTEE: COPITHORNE KENNETH					

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
1	0504	FP-ELECTRI	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	2001	2001

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2001] W2 N26 W14 BAS=[YR=2015] N7 W15 S15 E15 N8\$ S8 W26 N3 W9 N3 W8 S6 W6 S21 W1 S14 E3 S4 W4 S6 PTO=[YR=2001] W5 S18 E5 FGR=[YR=2001] S14 E22 N23 W7N2 W6 N3 W9 S14 \$ N18 \$ S4 E9 S3 E6 S2 E7 E6 FOP=[YR=2001] E6 N14 W6 S14 \$ N14 E6 U3 R3 N5 FOP=[YR=2001] E14 N8 W14 S8 \$ N8 E14 S6 E3 S4 E9 N2 E4 N14 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	UT	