



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 60
Interior Floo	14	CARPET 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

Quality 06 Quality Level 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 10

NEIGHBORHOOD/LOC 10001.00

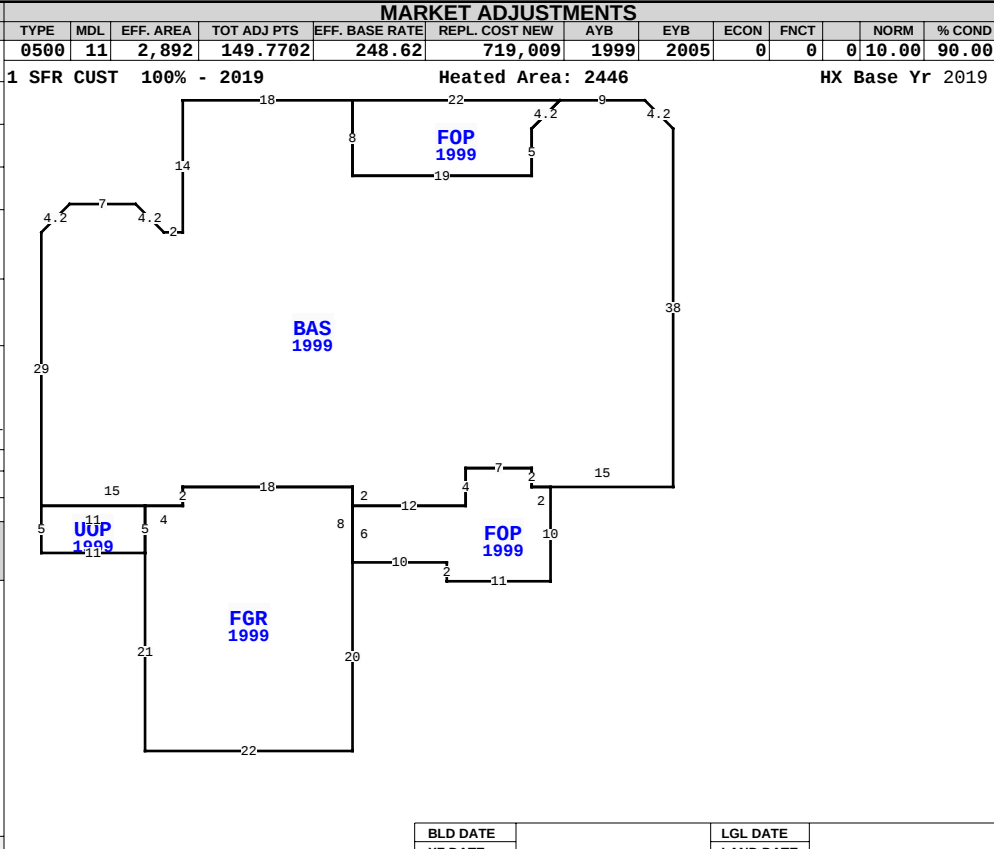
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,446	100	1999	2,446	547,313
FGR	608	55	1999	334	74,735
FOP	157	30	1999	47	10,517
FOP	180	30	1999	54	12,083
UOP	55	20	1999	11	2,462
TOTALS	3,446			2,892	647,108

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT 2,000.00	2,000.00	100	1999	1999	3	80	1,600

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



3 MOSS OAKS DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

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VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		647,108
TOTAL MARKET OB/XF VALUE		1,600
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		1,098,708
SOH/AGL Deduction		410,762
ASSESSED VALUE		687,946
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		636,535
TOTAL JUST VALUE		1,098,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,098,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9905704	NEW CONSTR	179,250	01/01/1999

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2792/1821	5/27/2025	WD	U	I	11	100

GRANTOR: GRESENS JOHN J

GRANTEE: GRESENS JOHN J TRUS

2230/1759 10/15/2018 WD Q I 01 750,000

GRANTOR: LAUB ALFRED CHARLES &

GRANTEE: GRESENS JOHN J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] L3 U3 W9 FOP=[YR=1999] W22 S8 E19N5 R3 U3 \$ D3 L3 S5 W19 N8 W18 S14 W2 U3 L3 W7 D3 L3 S29UOP=[YR=1999] S5 E11 FGR=[YR=1999] S21 E22N20 FOP=[YR=1999] E10 S2 E11 N10 W2 N2 W7 S4 W12 S6\$ N8 W18 S2 W4 S5\$ N5 W11\$ E15 N2 E18 S2 E12 N4 E7 S2 E15 N38\$.