

LOT 49
IN OR 1978/141
ENCLAVE AT SUMMER BEACH

KLEIN STUART L & CATHERINE S
96103 HANGING MOSS
FERNANDINA BEACH, FL 32034

2023

00-SB-30-045E-0049-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	56	15	8	1,210
BAS	388	100	388	58,687
FGR	483	55	266	40,234
FOP	27	30	8	1,210
FOP	56	30	17	2,571
FST	25	55	14	2,118
FST	25	55	14	2,118
FST	49	55	27	4,084
FUS	944	100	944	142,785
FUS	962	100	962	145,508
TOTALS	3,015		2,648	400,523

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	
2	0410	ELEVATOR	0 100	0	0	1.00	UT	10,000.00	10,000.00	
3	0810	CONCRETE A	0 100	0	0	176.00	SF	6.50	6.50	
4	0855	CONC PAVER	0 100	0	0	155.00	SF	10.00	10.00	
5	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	
6	1126	CB/STC 8"	0 100	0	0	138.00	SF	8.00	8.00	

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0320	11	2,648	170.2829	161.77	428,367	2009	2009	0	0	6.50
1 TOWNHOUSE - 100% - 2016										
Heated Area: 2294										
HX Base Yr 2016										

TOTAL OB/XF										
15,571										

NASSAU COUNTY PROPERTY										
VALUATION SUMMARY										PAGE 1 of 1
VALUATION BY										STANDARD
Tax Group: 8										Tax Dist:
BUILDING MARKET VALUE										400,523
TOTAL MARKET OB/XF VALUE										15,571
TOTAL LAND VALUE - MARKET										115,000
TOTAL MARKET VALUE										531,094
SOH/AGL Deduction										237,175
ASSESSED VALUE										293,919
TOTAL EXEMPTION VALUE										50,000
BASE TAXABLE VALUE										243,919
TOTAL JUST VALUE										531,094
NCON VALUE										0
INCOME VALUE										
PREVIOUS YEAR MKT VALUE										404,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20901	CO ISSUED	0	04/20/2009
E20761	ELEC OTHER	1,000	05/01/2008
M13758	MECH OTHER	0	04/01/2008
B0720901	NEW CONSTR	0	12/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1978/0141	5/05/2015	WD	Q	I	01	385,000
GRANTOR: WILLIAMS STEPHEN D &						
GRANTEE: KLEIN STUART L & CA						
1806/1347	8/08/2012	WD	Q	I	02	282,000
GRANTOR: GREENWICH GREEN LLC						
GRANTEE: WILLIAMS STEPHEN D						

BUILDING NOTES										
BUILDING DIMENSIONS										
FOP=[YR=2009] W9S3 BAS=[YR=2009] W14 S19 FGR=[YR=2009] S21 E23 N21 FST=[YR=2009] N6 W4 S1 W5 S5 E9S W23S E14 N5 E5 N1 E4 N13 W9S E9 N3S PTR=E15 FOP=[YR=2009] E14 S4 FUS=[YR=2009] E9 S14 FST=[YR=2009] W5S5E5N5S S28 W12 N2 W11 N40 E14S W14 N4S W15S PTR=E45 BAL=[YR=2009] E14 S2 FUS=[YR=2009] E9 S16 FST=[YR=2009] W5 S5 E5N5S S28 W12 N2 W11 N40 E14 N2S S2 W14 N4S W45S.										