LOT 35
ENCLAVE AT SUMMER BEACH
REVISION ONE PBK 8/277

BRUBAKKEN LYNN A
13550 EDGEWOOD CT
NEW BERLIN, WI 53151

2023

00-SB-30-046E-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

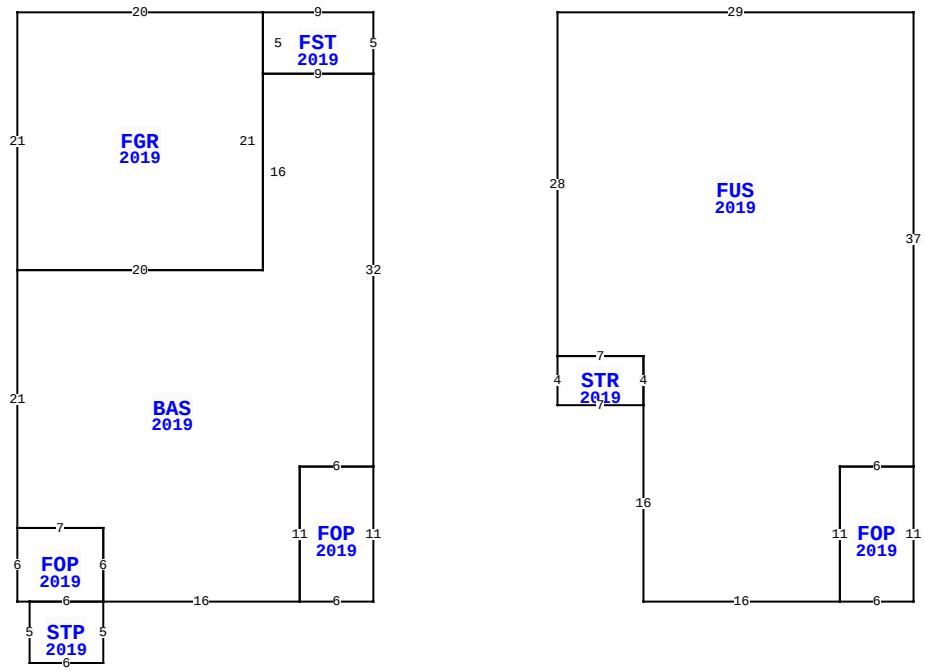
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3043.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	819	100	819	132,479
FGR	420	55	231	37,366
FOP	42	30	13	2,103
FOP	66	30	20	3,235
FOP	66	30	20	3,235
FST	45	55	25	4,044
FUS	1,186	100	1,186	191,844
STP	30	10	3	486
STR	28	10	3	486
TOTALS	2,702		2,320	375,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,320	172.8632	164.22	380,990	2019	2019	0	0	0	1.50	98.50

1 TOWNHOUSE - 0% - 0 Heated Area: 2005 HX Base Yr



96113 HANGING MOSS DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	375,275
TOTAL MARKET OB/XF VALUE	1,693
TOTAL LAND VALUE - MARKET	109,250
TOTAL MARKET VALUE	486,218
SOH/AGL Deduction	34,130
ASSESSED VALUE	452,088
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	452,088
TOTAL JUST VALUE	486,218
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	436,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19010581	CO ISSUED	0	10/07/2019
B1810103	NEW CONSTR	266,021	10/04/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2349/1934	2/12/2020	QC	U	I	11	42,500
GRANTOR: STEVENS THOMAS E						
GRANTEE: BRUBAKKEN LYNN A						
2325/0261	12/06/2019	SW	Q	I	02	409,000
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: STEVENS THOMAS E						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2019] W9 FGR=[YR=2019] W20 S21 BAS=[YR=2019] S21 FOP=[YR=2019] S6 E1 STP=[YR=2019] S5 E6 N5 W6$ E6 N6 W7$ E7 S6 E16 FOP=[YR=2019] E6 N11 W6 S11$ N11 E6 N32 W9 S16 W20$ E20 N21$ S5 E9 N5$ PTR=E15 FUS=[YR=2019] E29 S37 FOP=[YR=2019] S11 W6 N11 E6$ W6 S11 W16 N16 STR=[YR=2019] W7 N4 E7 S4$ N4 W7 N28 $ W15$.

EXTRA FEATURES

LN	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	0855	CONC PAVER	0	0	0	0	144.00	SF	10.00	10.00	100	2019	2019	3	99	1,426	
2	0855	CONC PAVER	0	0	0	0	27.00	SF	10.00	10.00	100	2019	2019	3	99	267	

LAND DESCRIPTION

TOTAL OB/XF 1,693

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	0.95	115,000.00	109,250.00	109,250							

REVIEW DATE 05/07/2020 BY DJ Total Acres: 0.00 Total Land Value: 109,250 Market: 0 Agricultural: 0 Common: 109,250 PRINTED 08/02/2023 BY SYS