LOT 36
ENCLAVE AT SUMMER BEACH
REVISION ONE PBK 8/277

TUZY LOUIS F REVOCABLE TRUST/TUZY LOUIS FRANCK TRU
96117 HANGING MOSS DR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-046E-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

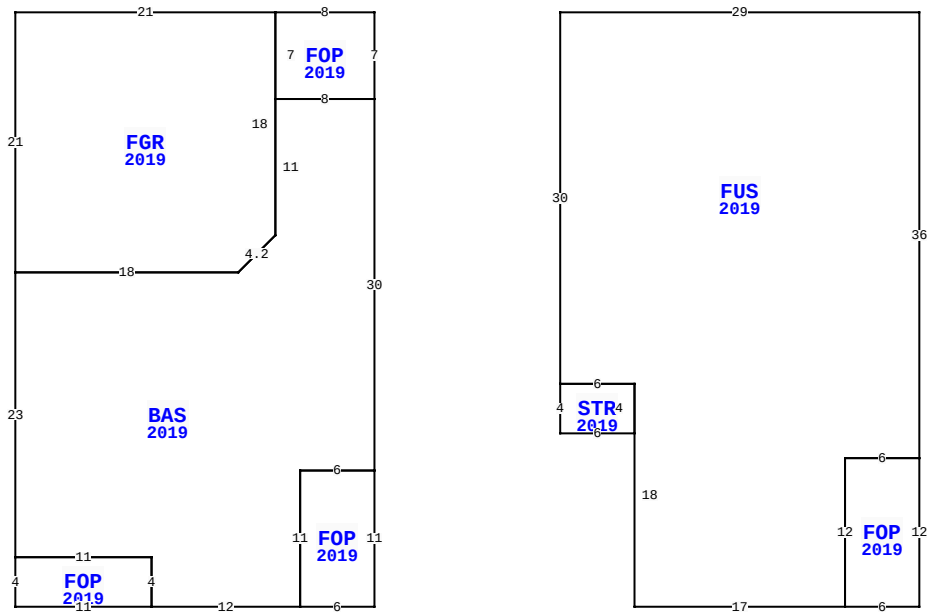
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	790	100	790	124,107
FGR	437	55	240	37,704
FOP	44	30	13	2,042
FOP	56	30	17	2,670
FOP	66	30	20	3,142
FOP	72	30	22	3,456
FUS	1,212	100	1,212	190,402
STR	24	10	2	314
TOTALS	2,701		2,316	363,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,316	167.8887	159.49	369,379	2019	2019	0	0	0	1.50	98.50

1 TOWNHOUSE - 0% - 0 Heated Area: 2002 HX Base Yr



96117 HANGING MOSS DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	363,838
TOTAL MARKET OB/XF VALUE	1,693
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	480,531
SOH/AGL Deduction	18,905
ASSESSED VALUE	461,626
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	461,626
TOTAL JUST VALUE	480,531
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	434,744

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1810103	NEW CONSTR	266,021	10/04/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2613/0920	12/20/2022	WD	U	I	11	100
GRANTOR: TUZY LOUIS F						
GRANTEE: TUZY LOUIS FRANCK R						
2308/1851	9/27/2019	SW	Q	I	01	430,000
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: TUZY LOUIS F						

BUILDING NOTES

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	

BUILDING DIMENSIONS

FUS=[YR=2019;ORIG=15,0] E29 S36 W6 S12 W17 N18 W6 N30 $
BAS=[YR=2019;ORIG=-29,21] S23 E11 S4 E12 N11 E6 N30 W8 S11 D3L3 W18 $
FGR=[YR=2019;ORIG=-8,0] W21 S21 E18 U3R3 N18 $
FOP=[YR=2019;ORIG=44,36] S12 W6 N12 E6 $
FOP=[YR=2019;ORIG=-6,48] E6 N11 W6 S11 $
FOP=[YR=2019;ORIG=0,0] W8 S7 E8 N7 $
FOP=[YR=2019;ORIG=-29,44] S4 E11 N4 W11 $
STR=[YR=2019;ORIG=21,30] W6 S4 E6 N4 $
PTR=[ORIG=0,0] E15 $
.

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	1.00	115,000.00	115,000.00	115,000							

REVIEW DATE 11/19/2019 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS