

LOT 37
ENCLAVE AT SUMMER BEACH
REVISION ONE PBK 8/277

BEST JOSEPH WALTER JR & ANN MARIE
96121 HANGING MOSS DR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-046E-0037-0000



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 50
Interior Floo	12	HARDWOOD 50
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	727	100	727	119,044
FGR	416	55	229	37,498
FOP	60	30	18	2,947
FOP	64	30	19	3,112
FOP	72	30	22	3,603
FOP	72	30	22	3,603
FST	36	55	20	3,275
FST	54	55	30	4,912
FUS	1,260	100	1,260	206,320
TOTALS	2,761		2,347	384,312

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	144.00	SF	10.00	10.00	100	2020
2	0410	ELEVATOR	0 100	0	0	1.00	UT	10,000.00	10,000.00	100	2020

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	SFR	100			0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	11	2,347	174.1068	165.40	388,194	2020	2020	0	0	1.00	99.00
1 TOWNHOUSE - 100% - 2021											
Heated Area: 1987											
HX Base Yr 2021											

96121 HANGING MOSS DR, FERNANDINA BEACH											
TOTAL OB/XF 11,426											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			384,312
TOTAL MARKET OB/XF VALUE			11,426
TOTAL LAND VALUE - MARKET			115,000
TOTAL MARKET VALUE			510,738
SOH/AGL Deduction			80,702
ASSESSED VALUE			430,036
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			380,036
TOTAL JUST VALUE			510,738
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			473,169

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2001581	NEW CONSTR	271,744	02/20/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2405/0849	10/29/2020	SW	Q	I	02
GRANTOR: ARTISAN HOMES LLC					
GRANTEE: BEST JOSEPH WALTER					
2170/0137	1/10/2018	SW	Q	V	05
GRANTOR: BIGHT ENTERPRISES LLC					
GRANTEE: ARTISAN HOMES LLC					

BUILDING NOTES											
FOP=[YR=2020] W6 BAS=[YR=2020] W11 FOP=[YR=2020] W12 S5 E12 N5\$ S5 W12 S12 FST=[YR=2020] S11 FGR=[YR=2020] S20 E21 FOP=[YR=2020] E8 N8 W8 S8 \$ N17 U3 L3 W18 \$ E4 N6 E2 N5 W6 \$ E6 S5 W2 S6 E14 D3 R3 S9 E8 N28 W6 N12 \$ S12 E6 N12 \$ PTR= E30 FUS=[YR=2020] E6 N4 E17 FOP=[YR=2020] E6 S12 W6 N12 \$ S12 E6 S36 W29 N26 FST=[YR=2020] E6 N6 W6 S6 \$ E6 N6 W6 N12 \$ W30\$.											