LOT 44
ENCLAVE AT SUMMER BEACH
REVISION ONE PBK 8/277

ALCINI KENNETH N &/DODSON CALRA A
96135 HANGING MOSS DR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-046E-0044-0000

NASSAU COUNTY PROPERTY

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	12	HARDWOOD 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	2.	2. 100
Units		0 100
Quality	06	Quality Level 06

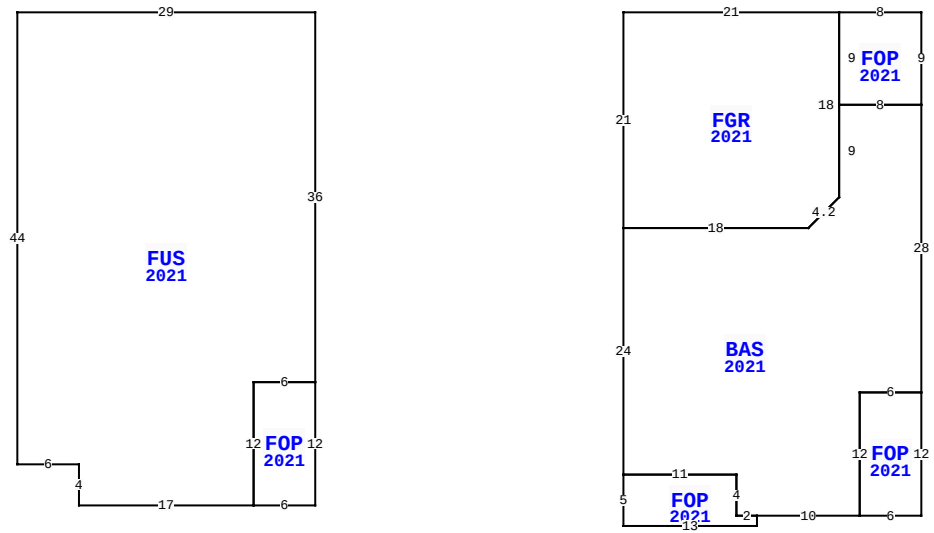
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3043.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	797	100	797	130,959
FGR	437	55	240	39,436
FOP	57	30	17	2,793
FOP	72	30	22	3,615
FOP	72	30	22	3,615
FOP	72	30	22	3,615
FUS	1,296	100	1,296	212,951
TOTALS	2,803		2,416	396,983

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,416	173.8304	165.14	398,978	2021	2021	0	0	0	0.50	99.50

1 TOWNHOUSE - 100% - 2022 Heated Area: 2093 HX Base Yr 2022



96135 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		396,983
TOTAL MARKET OB/XF VALUE		14,440
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		526,423
SOH/AGL Deduction		32,623
ASSESSED VALUE		493,800
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		443,800
TOTAL JUST VALUE		526,423
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		479,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
209913	CO ISSUED	0	09/23/2021
207092	NEW CONSTR	0	09/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2502/0117	9/24/2021	SW	Q	I	01	538,900
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: DODSON CARLA A & KE						
2170/0137	1/10/2018	SW	Q	V	05	3,900,000
GRANTOR: BIGHT ENTERPRISES LLC						
GRANTEE: ARTISAN HOMES LLC						

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	100	0	0	424.00	SF	10.00	10.00	100	2021	2021	3	100	4,240	
2	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2021	2021	3	100	10,200	

BUILDING DIMENSIONS

FGR=[YR=2021] E21 FOP=[YR=2021] E8 S9 BAS=[YR=2021] S28 FOP=[YR=2021] S12 W6 N12 E6 $ W6 S12 W10 FOP=[YR=2021] S1 W13 N5 E11 S4 E2 $ W2 N4 W11 N24 E18 U3 R3 N9 E8 $ W8 N9 $ S18 D3 L3 W18 N21 $ PTR= W30 FUS=[YR=2021] W29 S44 E6 S4 E17 FOP=[YR=2021] E6 N12 W6 S12 $ N12 E6 N36 $ E30 $.

LAND DESCRIPTION

TOTAL OB/XF 14,440

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

REVIEW DATE 01/24/2022 BY RK Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS