

LOT 46
ENCLAVE AT SUMMER BEACH
REVISION ONE PBK 8/277

SHEPARD ANGELA F & JOSHUA
96143 HANGING MOSS DRIVE
FERNANDINA BEACH, FL 32034

2023

00-SB-30-046E-0046-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	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

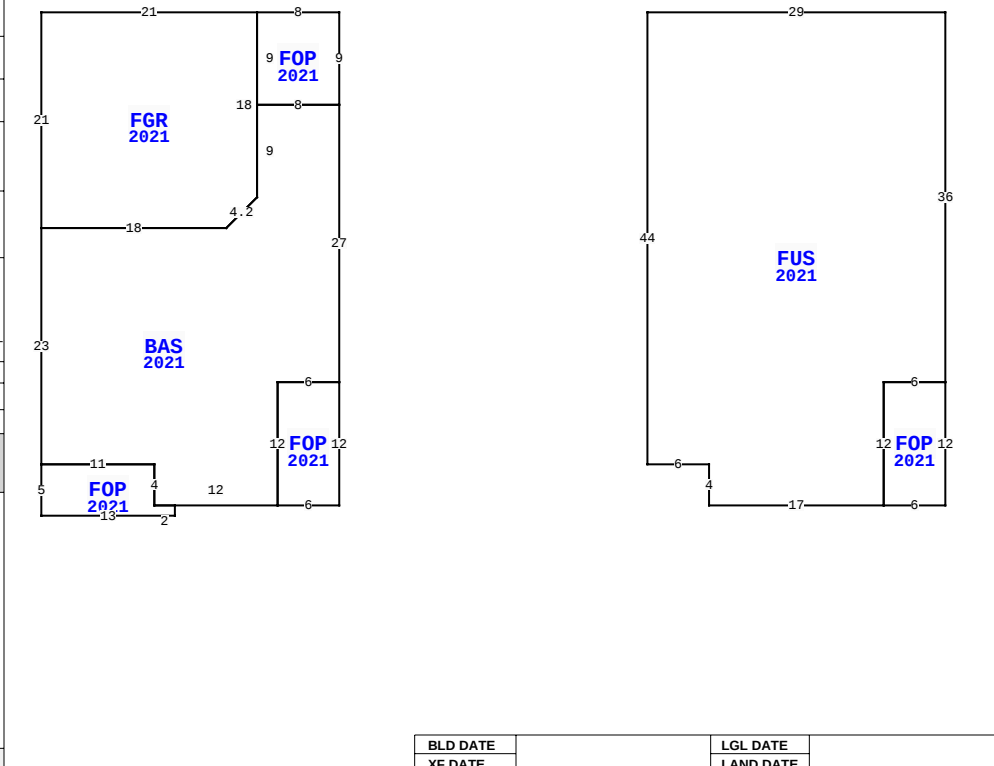
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3043.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	768	125,490
FGR	437	55	240	39,216
FOP	57	30	17	2,778
FOP	72	30	22	3,595
FOP	72	30	22	3,595
FOP	72	30	22	3,595
FUS	1,296	100	1,296	211,765
TOTALS	2,774		2,387	390,033

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	
2	0855	CONC PAVER	0	100	0	0	460.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000000	C	VAC RES	100			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	NORM	% COND
0320	11	2,387	172.8632	164.22	391,993	2021	2021	0	0	0.50	99.50
1 TOWNHOUSE - 100% - 2022											
Heated Area: 2064											
HX Base Yr 2022											



TOTAL OB/XF											
14,800											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		390,033	
TOTAL MARKET OB/XF VALUE		14,800	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		519,833	
SOH/AGL Deduction		32,171	
ASSESSED VALUE		487,662	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		437,662	
TOTAL JUST VALUE		519,833	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		473,458	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20207148	NEW CONSTR	0	12/01/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2527/0496	12/30/2021	SW	Q	I	01
GRANTOR: ARTISAN HOMES LLC					
GRANTEE: SHEPARD ANGELA F &					
2170/0137	1/10/2018	SW	Q	V	05
GRANTOR: BIGHT ENTERPRISES LLC					
GRANTEE: ARTISAN HOMES LLC					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
FOP=[YR=2021] W8 FGR=[YR=2021] W21 S21 BAS=[YR=2021] S23 FOP=[YR=2021] S5 E13 N1 W2 N4 W11\$ E11 S4 E12 FOP=[YR=2021] E6 N12 W6 S12 \$ N12 E6 N27 W8 S9 D3 L3 W18 \$ E18 U3 R3 N18 \$ S9 E8 N9 \$ PTR= E30 FUS=[YR=2021] E29 S36 FOP=[YR=2021] S12 W6 N12 E6 \$ W6 S12 W17 N4 W6 N44 \$ W30 \$.											