

LOT 48
ENCLAVE AT SUMMER BEACH
REVISION ONE PBK 8/277

REAGAN CHARLES R & DIANE M
4720 MEADOW LARK DR
CONYERS, GA 30094

2023

00-SB-30-046E-0048-0000



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		3 100		
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	745	100	745	123,681
FGR	435	55	239	39,678
FOP	36	30	11	1,826
FOP	128	30	38	6,308
FUS	1,308	100	1,308	217,149
TOTALS	2,652		2,341	388,643

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	11	2,341	175.6268	166.85	390,596	2021	2021	0	0	0.50	99.50
1 TOWNHOUSE - 0% - 0											
Heated Area: 2053											
HX Base Yr											
96155 HANGING MOSS DR, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY				PAGE 1 of 1		8
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 8			Tax Dist:			
BUILDING MARKET VALUE				388,643		
TOTAL MARKET OB/XF VALUE				2,380		
TOTAL LAND VALUE - MARKET				115,000		
TOTAL MARKET VALUE				506,023		
SOH/AGL Deduction				0		
ASSESSED VALUE				506,023		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				506,023		
TOTAL JUST VALUE				506,023		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				460,938		
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EXTRA FEATURES										96155 HANGING MOSS DR, FERNANDINA BEACH				AG DATE			
L N	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	238.00	SF	10.00	10.00	100	2021	2021	3	100	2,380	