

BERRY WADE & SHARON
96101 HANGING MOSS DR
FERNANDINA BEACH, FL 32034

00-SB-30-045E-0047-0000

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 60		
Interior Floor	14	CARPET 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3.5 100		
Frame	02	WOOD FRAME 100		
Stories	3.	3. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 03		
NEIGHBORHOOD/LOC		3043.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	56	15	8	1,035
BAS	390	100	390	50,472
FGR	476	55	262	33,907
FOP	52	30	16	2,070
FOP	56	30	17	2,200
FOP	56	30	17	2,200
FST	25	55	14	1,812
FST	25	55	14	1,812
FST	41	55	23	2,977
FUS	1,008	100	1,008	130,451
TOTALS	3,196		2,780	359,777

EXTRA FEATURES

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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	93	1,860	
2	0410	ELEVATOR	0 100	0	0	1.00	UT	10,000.00	10,000.00	100	2009	2009	3	100	10,000	
3	0810	CONCRETE A	0 100	0	0	176.00	SF	6.50	6.50	100	2009	2009	3	90	1,030	
4	0855	CONC PAVER	0 100	0	0	180.00	SF	10.00	10.00	100	2009	2009	3	90	1,620	
5	0810	CONCRETE A	0 100	0	0	40.00	SF	6.50	6.50	100	2009	2009	3	90	234	
6	1126	CB/STC 8"	0 100	0	0	177.00	SF	8.00	8.00	100	2009	2009	3	90	1,274	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0320	11	2,780	170.2829	161.77	449,721	2009	2009		0	80	7.00	80.00

1 TOWNHOUSE - 100% - 2024

Heated Area: 2409

HX Base Yr 2024

The diagram shows three separate floor plans. The leftmost plan has sub-areas labeled FOP (top), BAS (middle), FST (bottom left), FUS (bottom middle), and FGR (bottom right). The middle plan has sub-areas labeled FST (left) and FUS (right). The rightmost plan has sub-areas labeled BAL (top) and FUS (bottom).

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		359,777	
TOTAL MARKET OB/XF VALUE		16,018	
TOTAL LAND VALUE - MARKET		140,000	
TOTAL MARKET VALUE		515,795	
SOH/AGL Deduction		0	
ASSESSED VALUE		515,795	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		465,795	
TOTAL JUST VALUE		515,795	
NCON VALUE		22,486	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		551,574	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230013355	REPAIE H2O & TERM	68,500	10/18/2023
C20899	CO ISSUED	0	02/03/2009
C20898	CO ISSUED	0	02/02/2009
E20759	ELEC OTHER	1,000	05/01/2008
M13762	MECH OTHER	0	04/01/2008
B0720898	NEW CONSTR	0	12/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2558/1568	4/25/2022	WD	Q	I	01	700,000

GRANTOR: BIRD DAVID O & CHERYL

GRANTEE: BERRY WADE & AHRON

2464/0309	5/15/2021	QC	U	I	11	100
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GRANTOR: BIRD DAVID O & CHERYL

GRANTEE: BIRD DAVID O & CHER

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2009] W14S4 BAS=[YR=2009] W9S15 FST=[YR=2009] S4
FGR=[YR=2009] S21E23N14 FOP=[YR=2009] E3N13W4S13E1\$ W1N7W22\$
E9N5W5S1W4\$ E4N1E5S5E13N6E1N13 W14\$ E14N4\$ PTR=E15
FUS=[YR=2009] E9 FOP=[YR=2009] N4E14S4W14\$ E14 S13
E3S13W1S14W13S2W12N23 FST=[YR=2009] E5N5W5S5\$ N19\$ W15\$
PTR=E45 FUS=[YR=2009] E9 BAL=[YR=2009] N2 E14S4W14 N2\$
S2E14S1S1E1S4E1S21 W13S2W12 N23 FST=[YR=2009] E5N5W5 S5\$ N21\$
W45\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							

REVIEW DATE 10/31/2019 BY DJX

Total Acres: 0.00

Total Land Value: 140,000

Market: 0

Agricultural: 0

Common: 140,000

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