LOT 48
ENCLAVE AT SUMMER BEACH
PB 7/318

MAZUR BRENDAN EDUARDO & GINGER LOU
96102 HANGING MOSS DRIVE
FERNANDINA BEACH, FL 32034

2024

00-SB-30-045E-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

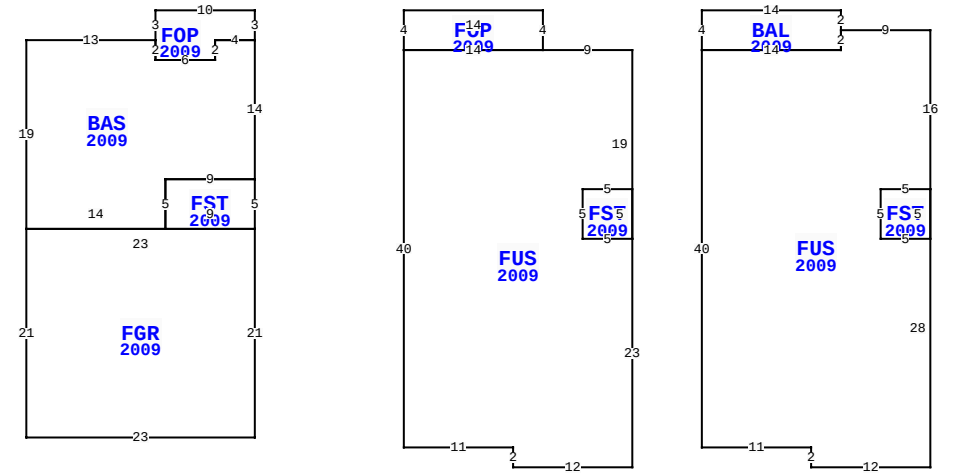
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	1,191
BAS	380	100	380	56,579
FGR	483	55	266	39,606
FOP	42	30	13	1,935
FOP	56	30	17	2,531
FST	25	55	14	2,084
FST	25	55	14	2,084
FST	45	55	25	3,723
FUS	944	100	944	140,555
FUS	962	100	962	143,235
TOTALS	3,018		2,643	393,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,643	168.5232	160.10	423,144	2009	2009	0	0	0	7.00	93.00

1 TOWNHOUSE - 100% - 2021 Heated Area: 2286 HX Base Yr 2021



96102 HANGING MOSS DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		393,524
TOTAL MARKET OB/XF VALUE		15,388
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		548,912
SOH/AGL Deduction		301,655
ASSESSED VALUE		247,257
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		192,257
TOTAL JUST VALUE		548,912
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20900	CO ISSUED	0	03/09/2009
E20760	ELEC OTHER	1,000	05/01/2008
M13760	MECH OTHER	0	04/01/2008
B20900	NEW CONSTR	0	12/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2347/1470	3/13/2020	WD	Q	I	01	475,000
GRANTOR: HERRICK THOMAS C						
GRANTEE: MAZUR BRENDAN EDUAR						
1890/1333	11/15/2013	WD	Q	I	02	312,000
GRANTOR: GREENWICH GREEN LLC						
GRANTEE: HERRICK THOMAS C						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2009] W10 S3 BAS=[YR=2009] W13 S19 FGR=[YR=2009] S21 E23 N21 FST=[YR=2009] N5W9S5E9$ W23$ E14 N5 E9 N14 W4 S2 W6 N2$ S2E6N2E4N3 $ PTR=E15 FOP=[YR=2009] E14S4 FUS=[YR=2009] E9S19 FST=[YR=2009] N5W5S5 E5$ S23W12N2W11N40E14$ W14N4$ W15$ PTR=E45 BAL=[YR=2009] E14S2 FUS=[YR=2009] E9S16 FST=[YR=2009] W5S5E5N5 $ S28W12N2W11N40E14N2$ S2 W14 N4$ W45$.

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	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	153.00	SF	10.00	10.00	100	2009	2009	3	90	1,377	
5	1126	CB/STC 8"	0	100	0	0	124.00	SF	8.00	8.00	100	2009	2009	3	90	893	
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2009	2009	3	76	228	

LAND DESCRIPTION

TOTAL OB/XF 15,388

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		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 DJ Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/06/2024 BY SYS