

LOT 49
ENCLAVE AT SUMMER BEACH
PB 7/318

KLEIN STUART LOUIS LIVING TRUST/KLEIN CATHERIN SWE
96103 HANGING MOSS
FERNANDINA BEACH, FL 32034

2024

00-SB-30-045E-0049-0000



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	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	1,203
BAS	388	100	388	58,373
FGR	483	55	266	40,019
FOP	27	30	8	1,203
FOP	56	30	17	2,558
FST	25	55	14	2,106
FST	25	55	14	2,106
FST	49	55	27	4,062
FUS	944	100	944	142,021
FUS	962	100	962	144,729
TOTALS	3,015		2,648	398,381

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100
2	0410	ELEVATOR	0 100	0	0	1.00	UT	10,000.00	10,000.00	100
3	0810	CONCRETE A	0 100	0	0	176.00	SF	6.50	6.50	100
4	0855	CONC PAVER	0 100	0	0	155.00	SF	10.00	10.00	100
5	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100
6	1126	CB/STC 8"	0 100	0	0	138.00	SF	8.00	8.00	100

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100		PUD	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	2,648	170.2829	161.77	428,367	2009	2009	0	0	0	7.00	93.00
1 TOWNHOUSE - 100% - 2016												
Heated Area: 2294												
HX Base Yr 2016												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/15/2024 MLU												

96103 HANGING MOSS DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY									
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8									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 8									
Tax Dist:									
BUILDING MARKET VALUE									
398,381									
TOTAL MARKET OB/XF VALUE									
15,507									
TOTAL LAND VALUE - MARKET									
140,000									
TOTAL MARKET VALUE									
553,888									
SOH/AGL Deduction									
251,151									
ASSESSED VALUE									
302,737									
TOTAL EXEMPTION VALUE									
HX HB 50,000									
BASE TAXABLE VALUE									
252,737									
TOTAL JUST VALUE									
553,888									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
531,094									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20901	CO ISSUED	0	04/20/2009
E20761	ELEC OTHER	1,000	05/01/2008
M13758	MECH OTHER	0	04/01/2008
B0720901	NEW CONSTR	0	12/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2673/1828	10/11/2023	WD	U	I	11	100	
GRANTOR: KLEIN STUART L & CATH							
GRANTEE: KLEIN STUART LOUIS							
1978/0141	5/05/2015	WD	Q	I	01	385,000	
GRANTOR: WILLIAMS STEPHEN D &							
GRANTEE: KLEIN STUART L & CA							

BUILDING NOTES									
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BUILDING DIMENSIONS
FOP=[YR=2009] W9S3 BAS=[YR=2009] W14 S19 FGR=[YR=2009] S21 E23 N21 FST=[YR=2009] N6 W4 S1 W5 S5 E9S W23S E14 N5 E5 N1 E4 N13 W9S E9 N3S PTR=E15 FOP=[YR=2009] E14 S4 FUS=[YR=2009] E9 S14 FST=[YR=2009] W5S5E5N5S S28 W12 N2 W11 N40 E14S W14 N4S W15S PTR=E45 BAL=[YR=2009] E14 S2 FUS=[YR=2009] E9 S16 FST=[YR=2009] W5 S5 E5N5S S28 W12 N2 W11 N40 E14 N2S S2 W14 N4S W45S.