LOT 50
ENCLAVE AT SUMMER BEACH
PB 7/318

HONECKER ROBERT A JR/ROBERTS-HONECKER KIM
39 SHADY LN
SHREWSBURY, NJ 07702

2024

00-SB-30-045E-0050-0000

BUILDING CHARACTERISTICS

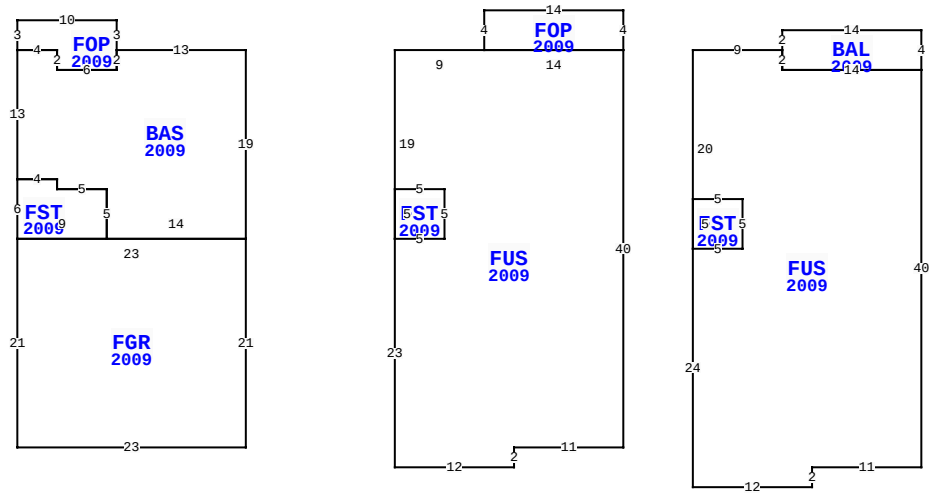
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	376	100	376	56,568
FGR	483	55	266	40,019
FOP	42	30	13	1,956
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	3,018		2,641	397,329

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,641	170.2829	161.77	427,235	2009	2009	0	0	0	7.00	93.00

1 TOWNHOUSE - 0% - 0 Heated Area: 2282 HX Base Yr



96104 HANGING MOSS DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	397,329
TOTAL MARKET OB/XF VALUE	15,633
TOTAL LAND VALUE - MARKET	140,000
TOTAL MARKET VALUE	552,962
SOH/AGL Deduction	100,475
ASSESSED VALUE	452,487
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	452,487
TOTAL JUST VALUE	552,962
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	530,163

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20902	CO ISSUED	0	04/20/2009
E20762	ELEC OTHER	1,000	05/01/2008
M13761	MECH OTHER	0	04/01/2008
B0720902	NEW CONSTR	0	12/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2346/0801	3/12/2020	WD	Q	I	01	465,000
GRANTOR: BAGWELL ROBERT D & KA						
GRANTEE: HONECKER ROBERT A J						
1797/0494	6/06/2012	WD	Q	I	02	280,000
GRANTOR: GREENWICH GREEN LLC						
GRANTEE: BAGWELL ROBERT D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W13 FOP=[YR=2009] N3W10S3E4 S2E6N2$ S2W6N2W4S13 FST=[YR=2009] S6 FGR=[YR=2009] S21 E23 N21 W23$ E9N5 W5N1W4$ E4S1E5S5E14N19$ PTR= E15 FUS=[YR=2009] E9 FOP=[YR=2009] N4E14 S4W14$ E14S40W11S2W12N23 FST=[YR=2009] E5N5W5S5$ N19$ W15$ PTR=E45 FUS=[YR=2009] E9 BAL=[YR=2009] N2E14S4W14N2$ S2 E14S40W11S2 W12N24 FST=[YR=2009] E5N5W5S5$ N20$ 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	0	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	93	1,860	
2	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2009	2009	3	100	10,000	
3	1126	CB/STC 8"	0	0	0	0	138.00	SF	8.00	8.00	100	2009	2009	3	90	994	
4	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2009	2009	3	76	228	
5	0855	CONC PAVER	0	0	0	0	169.00	SF	10.00	10.00	100	2009	2009	3	90	1,521	
6	0810	CONCRETE A	0	0	0	0	176.00	SF	6.50	6.50	100	2009	2009	3	90	1,030	

LAND DESCRIPTION

TOTAL OB/XF 15,633

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	0		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