

LOT 37
ENCLAVE AT SUMMER BEACH
REVISION ONE PBK 8/277

BEST JOSEPH WALTER JR & ANN MARIE
96121 HANGING MOSS DR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-046E-0037-0000



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 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	727	100	727	118,442
FGR	416	55	229	37,309
FOP	60	30	18	2,932
FOP	64	30	19	3,096
FOP	72	30	22	3,584
FOP	72	30	22	3,584
FST	36	55	20	3,258
FST	54	55	30	4,888
FUS	1,260	100	1,260	205,278
TOTALS	2,761		2,347	382,371

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	144.00	SF	10.00	10.00	100	2020
2	0410	ELEVATOR	0 100	0	0	1.00	UT	10,000.00	10,000.00	100	2020

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
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
0320	11	2,347	174.1068	165.40	388,194	2020	2020	0	0
1 TOWNHOUSE - 100% - 2021									
Heated Area: 1987									
HX Base Yr 2021									

96121 HANGING MOSS DR, FERNANDINA BEACH											
BLD DATE 04/15/2024 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		382,371	
TOTAL MARKET OB/XF VALUE		11,426	
TOTAL LAND VALUE - MARKET		140,000	
TOTAL MARKET VALUE		533,797	
SOH/AGL Deduction		90,860	
ASSESSED VALUE		442,937	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		392,937	
TOTAL JUST VALUE		533,797	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		510,738	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2001581	NEW CONSTR	271,744	02/20/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2405/0849	10/29/2020	SW	Q	I	02
GRANTOR: ARTISAN HOMES LLC					
GRANTEE: BEST JOSEPH WALTER					
2170/0137	1/10/2018	SW	Q	V	05
GRANTOR: BIGHT ENTERPRISES LLC					
GRANTEE: ARTISAN HOMES LLC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2020] W6 BAS=[YR=2020] W11 FOP=[YR=2020] W12 S5 E12 N5\$ S5 W12 S12 FST=[YR=2020] S11 FGR=[YR=2020] S20 E21 FOP=[YR=2020] E8 N8 W8 S8 \$ N17 U3 L3 W18 \$ E4 N6 E2 N5 W6 \$ E6 S5 W2 S6 E14 D3 R3 S9 E8 N28 W6 N12 \$ S12 E6 N12 \$ PTR= E30 FUS=[YR=2020] E6 N4 E17 FOP=[YR=2020] E6 S12 W6 N12 \$ S12 E6 S36 W29 N26 FST=[YR=2020] E6 N6 W6 S6 \$ E6 N6 W6 N12 \$ W30\$.											