



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 70
Interior Floo	14	CARPET 30
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
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NEIGHBORHOOD/LOC	3043.100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	743	100	743	120,795
FGR	432	55	238	38,693
FOP	36	30	11	1,788
FOP	119	30	36	5,853
FUS	1,295	100	1,295	210,538

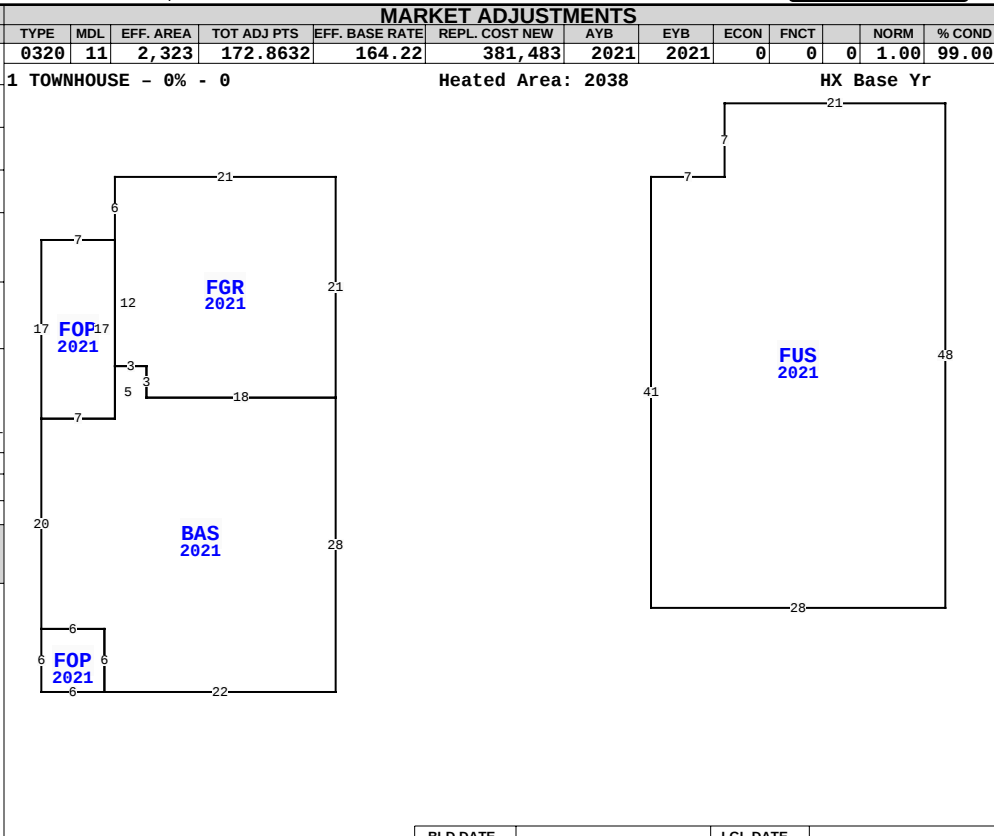
TOTALS	2,625		2,323	377,668
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EXTRA FEATURES

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	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	100	2021	2021	3	100	10,200	
2	0855	CONC PAVER	0	0	0	0	460.00	SF	10.00	10.00	100	2021	2021	3	99	4,554	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



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

96139 HANGING MOSS DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	377,668		
TOTAL MARKET OB/XF VALUE	14,754		
TOTAL LAND VALUE - MARKET	140,000		
TOTAL MARKET VALUE	532,422		
SOH/AGL Deduction	0		
ASSESSED VALUE	532,422		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	532,422		
TOTAL JUST VALUE	532,422		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	509,376		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20202973	NEW CONSTR	0	12/28/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2526/0450	12/30/2021	SW	Q	I	01	478,100
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: CARDENAS CESAR & ES						
2170/0137	1/10/2018	SW	Q	V	05	3,900,000
GRANTOR: BIGHT ENTERPRISES LLC						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2021] W21 S6 FOP=[YR=2021] W7 S17 BAS=[YR=2021] S20 FOP=[YR=2021] S6 E6 N6 W6 \$ E6 S6 E22 N28 W18 N3 W3 S5 W7 \$ E7 N17 \$ S12 E3 S3 E18 N21 \$ PTR= E30 FUS=[YR=2021] E7 N7 E21 S48 W28 N41 \$ W30 \$.