LOT 46
ENCLAVE AT SUMMER BEACH
REVISION ONE PBK 8/277

SHEPARD ANGELA F & JOSHUA
454 SLASH PINE PL
YULEE, FL 32097

2024

00-SB-30-046E-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

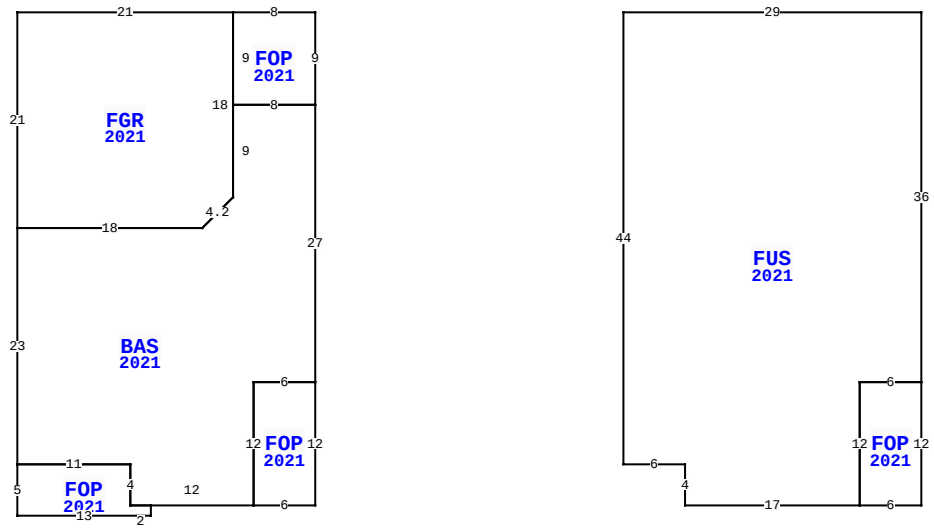
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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
NEIGHBORHOOD/LOC	3043.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	768	124,860
FGR	437	55	240	39,019
FOP	57	30	17	2,764
FOP	72	30	22	3,577
FOP	72	30	22	3,577
FOP	72	30	22	3,577
FUS	1,296	100	1,296	210,701
TOTALS	2,774		2,387	388,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,387	172.8632	164.22	391,993	2021	2021	0	0	0	1.00	99.00

1 TOWNHOUSE - 0% - 2024 Heated Area: 2064 HX Base Yr



96143 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	388,073
TOTAL MARKET OB/XF VALUE	14,754
TOTAL LAND VALUE - MARKET	140,000
TOTAL MARKET VALUE	542,827
SOH/AGL Deduction	0
ASSESSED VALUE	542,827
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	542,827
TOTAL JUST VALUE	542,827
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	519,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20207148	NEW CONSTR	0	12/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2527/0496	12/30/2021	SW	Q	I	01	571,000
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: SHEPARD ANGELA F &						
2170/0137	1/10/2018	SW	Q	V	05	3,900,000
GRANTOR: BIGHT ENTERPRISES LLC						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W8 FGR=[YR=2021] W21 S21 BAS=[YR=2021] S23
FOP=[YR=2021] S5 E13 N1 W2 N4 W11$ E11 S4 E12 FOP=[YR=2021]
E6 N12 W6 S12 $ N12 E6 N27 W8 S9 D3 L3 W18 $ E18 U3 R3
N18 $ S9 E8 N9 $ PTR= E30 FUS=[YR=2021] E29 S36
FOP=[YR=2021] S12 W6 N12 E6 $ W6 S12 W17 N4 W6 N44 $ W30 $.

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	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

TOTAL OB/XF 14,754

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	000000	C	VAC RES	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 12/08/2021 BY RK Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/06/2024 BY SYS