

LOT 47
ENCLAVE AT SUMMER BEACH
REVISION ONE PBK 8/277

ROSENBERG ALICIA REV TRUST/ROSENBERG ALICIA TRUSTE
96149 HANGING MOSS DR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-046E-0047-0000



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 Floop	11	CLAY TILE 100
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	128,752
FGR	437	55	240	40,236
FOP	57	30	17	2,850
FOP	72	30	22	3,688
FOP	72	30	22	3,688
FOP	72	30	22	3,688
FUS	1,296	100	1,296	217,270
TOTALS	2,774		2,387	400,173

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	
2	0855	CONC PAVER	0	100	0	0	460.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
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	2,387	178.2522	169.34	404,215	2021	2021	0	0	1.00	99.00
1 TOWNHOUSE - 100% - 2023 Heated Area: 2064 HX Base Yr 2023											
BLD DATE: 04/15/2024 MLU											

TOTAL OB/XF											
14,754											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			400,173
TOTAL MARKET OB/XF VALUE			14,754
TOTAL LAND VALUE - MARKET			280,000
TOTAL MARKET VALUE			694,927
SOH/AGL Deduction			28,523
ASSESSED VALUE			666,404
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			616,404
TOTAL JUST VALUE			694,927
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			646,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20209957	NEW CONSTR	0	12/20/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2591/0473	9/15/2022	WD Q	I	01	
GRANTOR: SIMMONS MICHAEL & AMY					
GRANTEE: ROSENBERG ALICIA RE					
2527/0458	12/30/2021	SW Q	I	01	
GRANTOR: ARTISAN HOMES LLC					
GRANTEE: SIMMONS MICHAEL & A					

BUILDING NOTES											
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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 W6N44 \$ W30 \$.