LOT 49
ENCLAVE AT SUMMER BEACH
REVISION ONE PBK 8/277

CRAWFORD TIMOTHY LEE
96159 HANGING MOSS DRIVE
FERNANDINA BEACH, FL 32034

2024

00-SB-30-046E-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

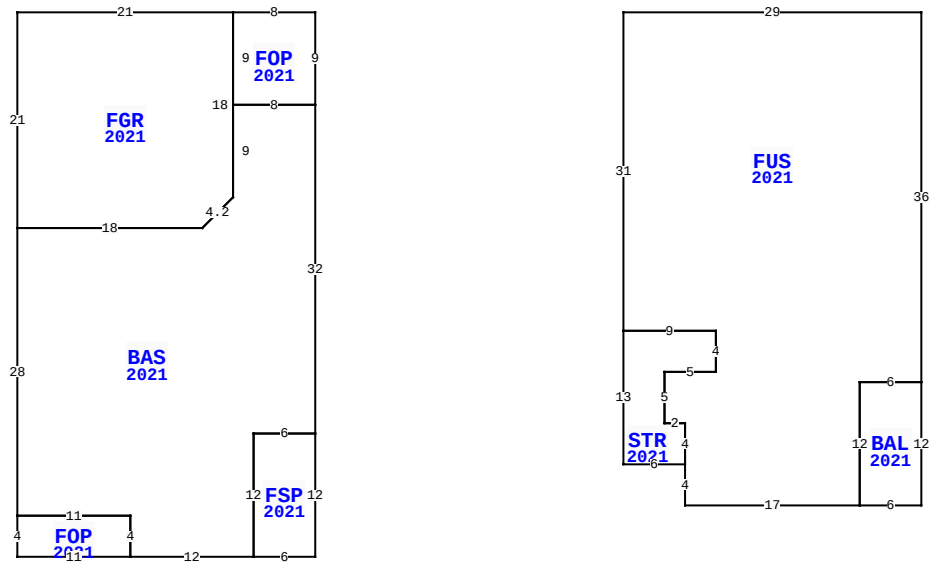
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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
BAL	72	15	11	1,766
BAS	913	100	913	146,563
FGR	437	55	240	38,527
FOP	44	30	13	2,087
FOP	72	30	22	3,531
FSP	72	40	29	4,655
FUS	1,216	100	1,216	195,202
STR	80	10	8	1,284
TOTALS	2,906		2,452	393,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,452	170.6890	162.15	397,592	2021	2021	0	0	0	1.00	99.00

1 TOWNHOUSE - 0% - 2024 Heated Area: 2129 HX Base Yr



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

96159 HANGING MOSS DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	393,616
TOTAL MARKET OB/XF VALUE	2,356
TOTAL LAND VALUE - MARKET	140,000
TOTAL MARKET VALUE	535,972
SOH/AGL Deduction	0
ASSESSED VALUE	535,972
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	535,972
TOTAL JUST VALUE	535,972
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	512,984

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009458	NEW CONSTR	271,913	06/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2710/12	5/02/2024	WD	Q	I	01	770,000
GRANTOR: LEE JENQ-BIAU & CINDY						
GRANTEE: CRAWFORD TIMOTHY LE						
2483/1305	7/30/2021	WD	Q	I	01	630,000
GRANTOR: WINKEL MARK & JUDI TR						
GRANTEE: LEE JENQ-BIAU & CIN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W8 FGR=[YR=2021] W21 S21 BAS=[YR=2021] S28 FOP=[YR=2021] S4 E11 N4 W11 $ E11 S4E12 FSP=[YR=2021] E6 N12 W6 S12 $ N12 E6 N32W8 S9 D3 L3 W18 $ E18 U3 R3 N18 $ S9 E8 N9 $ PTR= E30 FUS=[YR=2021] E29 S36 BAL=[YR=2021] S12 W6 N12 E6 $ W6 S12 W17 N4 STR=[YR=2021] W6 N13 E9 S4 W5 S5 E2S4 $ N4 W2 N5 E5 N4 W9 N31$ 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	0855	CONC PAVER	0	0	0	0	238.00	SF	10.00	10.00	100	2021	2021	3	99	2,356	

LAND DESCRIPTION

TOTAL OB/XF 2,356

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 07/16/2021 BY RK Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/06/2024 BY SYS