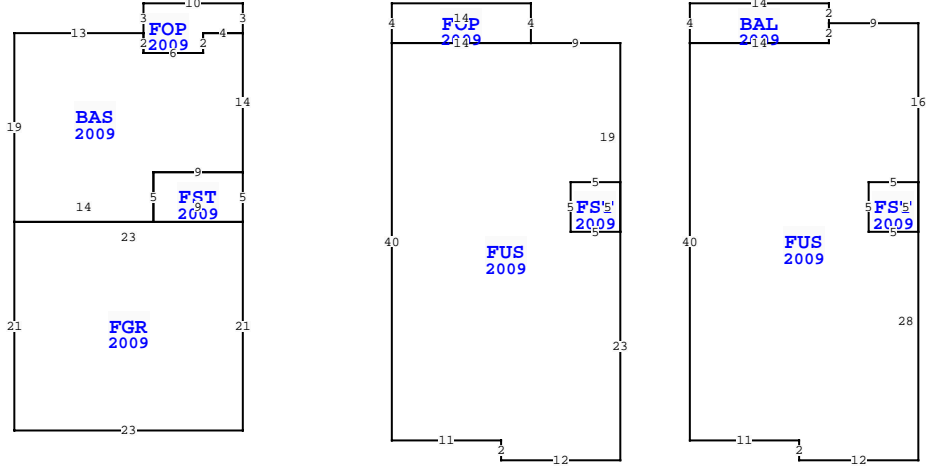


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	08 CLAY TILE 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	3. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 100%	- 2021								
Heated Area: 2286						HX Base Yr 2021					



Quality					
DOR CODE	MAP NUM				
03 Quality Level 03	0100 SINGLE FAMILY				
03	03				
NEIGHBORHOOD/LOC 3043.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	56	15	2009	8	1,503
BAS	380	100	2009	380	71,417
FGR	483	55	2009	266	49,993
FOP	42	30	2009	13	2,443
FOP	56	30	2009	17	3,195
FST	25	55	2009	14	2,632
FST	25	55	2009	14	2,632
FST	45	55	2009	25	4,699
FUS	944	100	2009	944	177,417
FUS	962	100	2009	962	180,800
TOTALS	3,018			2,643	496,730

96102 HANGING MOSS DR, FERNANDINA BEACH, FL 32034

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	92	1,840	
2	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2009	2009	3	100	10,000	
3	0810	CONCRETE A	0	100	0	0	176.00	SF	6.50	6.50	100	2009	2009	3	89	1,018	
4	0855	CONC PAVER	0	100	0	0	153.00	SF	10.00	10.00	100	2009	2009	3	89	1,362	
5	1126	CB/STC 8"	0	100	0	0	124.00	SF	8.00	8.00	100	2009	2009	3	89	883	
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2009	2009	3	74	222	

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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE			496,730
TOTAL MARKET OB/XF VALUE			15,325
TOTAL LAND VALUE - MARKET			140,000
TOTAL MARKET VALUE			652,055
SOH/AGL Deduction			397,628
ASSESSED VALUE			254,427
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			198,705
TOTAL JUST VALUE			652,055
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			548,912

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20900	CO ISSUED	0	03/09/2009
E20760	ELEC OTHER	1,000	05/01/2008
M13760	MECH OTHER	0	04/01/2008
B20900	NEW CONSTR	0	12/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2347/1470	3/13/2020	WD	Q	I	01	475,000
GRANTOR: HERRICK THOMAS C						
GRANTEE: MAZUR BRENDAN EDUAR						
1890/1333	11/15/2013	WD	Q	I	02	312,000
GRANTOR: GREENWICH GREEN LLC						
GRANTEE: HERRICK THOMAS C						

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

BUILDING NOTES	
FOP=[YR=2009] W10 S3 BAS=[YR=2009] W13 S19 FGR=[YR=2009] S21 E23 N21 FST=[YR=2009] N5W9S5E9\$ W23\$ E14 N5 E9 N14 W4 S2 W6 N2\$ S2E6N2E4N3\$ PTR=E15 POP=[YR=2009] E14S4 FUS=[YR=2009] E9S19 FST=[YR=2009] N5W5S5 E5\$ S23W12N2W11N40E14\$ W14N4\$ W15\$ PTR=E45 BAL=[YR=2009] E14S2 FUS=[YR=2009] E9S16 FST=[YR=2009] W5S5E5N5 \$ S28W12N2W11N40E14N2\$ S2 W14 N4\$ W45\$.	

TOTAL OB/XF		15,325
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