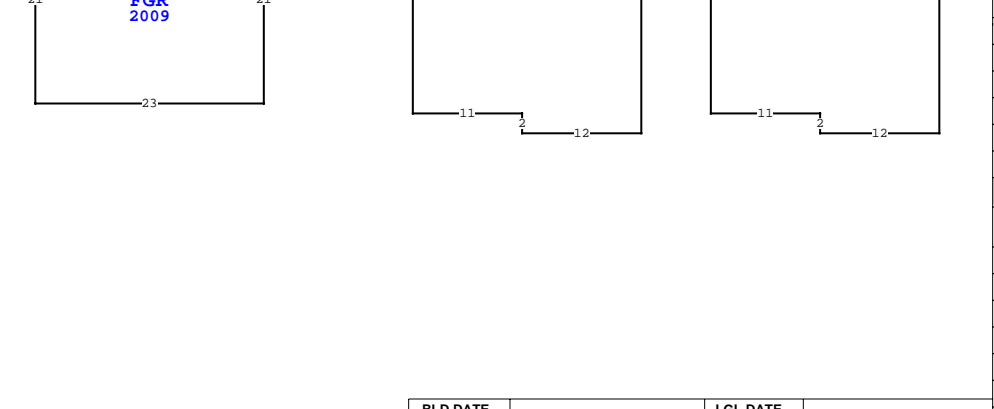


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	08 CLAY TILE 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
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%	-	2016						
Heated Area: 2294						HX Base Yr 2016					



Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3043.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAL	56	15
BAS	388	100
FGR	483	55
FOP	27	30
FOP	56	30
FST	25	55
FST	25	55
FST	49	55
FUS	944	100
FUS	962	100
TOTALS	3,015	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			502,886
TOTAL MARKET OB/XF VALUE			15,443
TOTAL LAND VALUE - MARKET			140,000
TOTAL MARKET VALUE			658,329
SOH/AGL Deduction			346,813
ASSESSED VALUE			311,516
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			260,794
TOTAL JUST VALUE			658,329
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			553,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20901	CO ISSUED	0	04/20/2009
E20761	ELEC OTHER	1,000	05/01/2008
M13758	MECH OTHER	0	04/01/2008
B0720901	NEW CONSTR	0	12/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2673/1828	10/11/2023	WD	U	I	11	100
GRANTOR: KLEIN STUART L & CATH						
GRANTEE: KLEIN STUART LOUIS						
1978/0141	5/05/2015	WD	Q	I	01	385,000
GRANTOR: WILLIAMS STEPHEN D &						
GRANTEE: KLEIN STUART L & CA						

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	155.00	SF	10.00	10.00	100	2009	2009	3	89	1,380	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2009	2009	3	74	222	
6	1126	CB/STC 8"	0	100	0	0	138.00	SF	8.00	8.00	100	2009	2009	3	89	983	

BUILDING NOTES														
BLD DATE														
LGL DATE														
LAND DATE 04/15/2024 MLU														
AG DATE														
INC DATE														
96103 HANGING MOSS DR, FERNANDINA BEACH														

LAND DESCRIPTION															TOTAL OB/XF 15,443									
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							

BUILDING DIMENSIONS														
FOP=[YR=2009] W9S3 BAS=[YR=2009] W14 S19 FGR=[YR=2009] S21 E23 N21 FST=[YR=2009] N6 W4 S1 W5 S5 E9S W23S E14 N5 E5 N1 E4 N13 W9S E9 N3S PTR=E15 POP=[YR=2009] E14 S4 FUS=[YR=2009] E9 S14 FST=[YR=2009] W5S5E5N5S S28 W12 N2 W11 N40 E14S W14 N4S W15S PTR=E45 BAL=[YR=2009] E14 S2 FUS=[YR=2009] E9 S16 FST=[YR=2009] W5 S5 E5N5S S28 W12 N2 W11 N40 E14 N2S S2 W14 N4S W45S.														