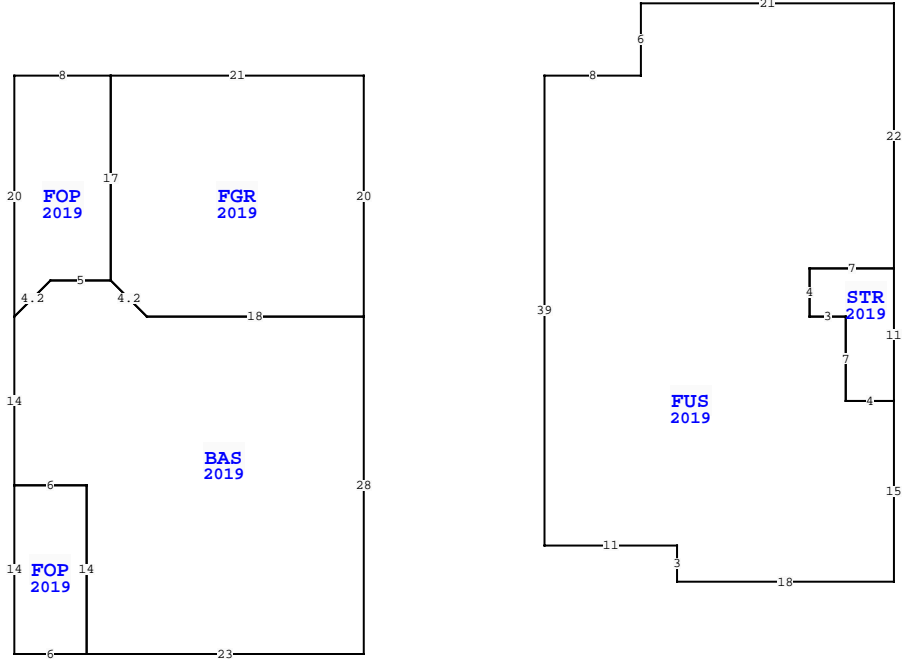


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	08	CLAY TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.100	
Units		0	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3043.100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	752	100	2019
FGR	416	55	2019
FOP	84	30	2019
FOP	141	30	2019
FUS	1,255	100	2019
STR	56	10	2019
TOTALS	2,704		

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		488,931	2019	2019	0	0	2.50	97.50
Heated Area: 2007					HX Base Yr 2021						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE		476,708	
TOTAL MARKET OB/XF VALUE		1,659	
TOTAL LAND VALUE - MARKET		140,000	
TOTAL MARKET VALUE		618,367	
SOH/AGL Deduction		176,327	
ASSESSED VALUE		442,040	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		391,318	
TOTAL JUST VALUE		618,367	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		519,228	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1911085	CO ISSUED	0	10/22/2019
B1810103	NEW CONSTR	266,021	10/04/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2388/1579	9/01/2020	WD	Q	I	01	423,000
GRANTOR: DORMAN-RODRIGUEZ DEBO						
GRANTEE: PFISTER TODD B						
2315/0190	10/22/2019	SW	Q	I	01	418,000
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: DORMAN-RODRIGUEZ DE						

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	0855	CONC PAVER	0	100	0	144.00	SF	10.00	10.00	100	2019	2019	3	97	1,397	
2	0855	CONC PAVER	0	100	0	27.00	SF	10.00	10.00	100	2019	2019	3	97	262	

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

BUILDING NOTES														
96109 HANGING MOSS DR, FERNANDINA BEACH														
BUILDING DIMENSIONS														
FGR=[YR=2019] W21 FOP=[YR=2019] W8 S20 BAS=[YR=2019] S14 FOP=[YR=2019] S14 E6 N14 W6\$ E6 S14 E23 N28 W18 U3 L3 W5 D3 L3 \$ U3 R3 E5 N17\$ S17 D3 R3 E18 N20\$ PTR=E15 FUS=[YR=2019] E8 N6 E21 S22 STR=[YR=2019] S11 W4 N7 W3 N4 E7\$ W7 S4 E3 S7 E4 S15 W18 N3 W11 N39\$ W15\$.														

LAND DESCRIPTION															TOTAL OB/XF									
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							