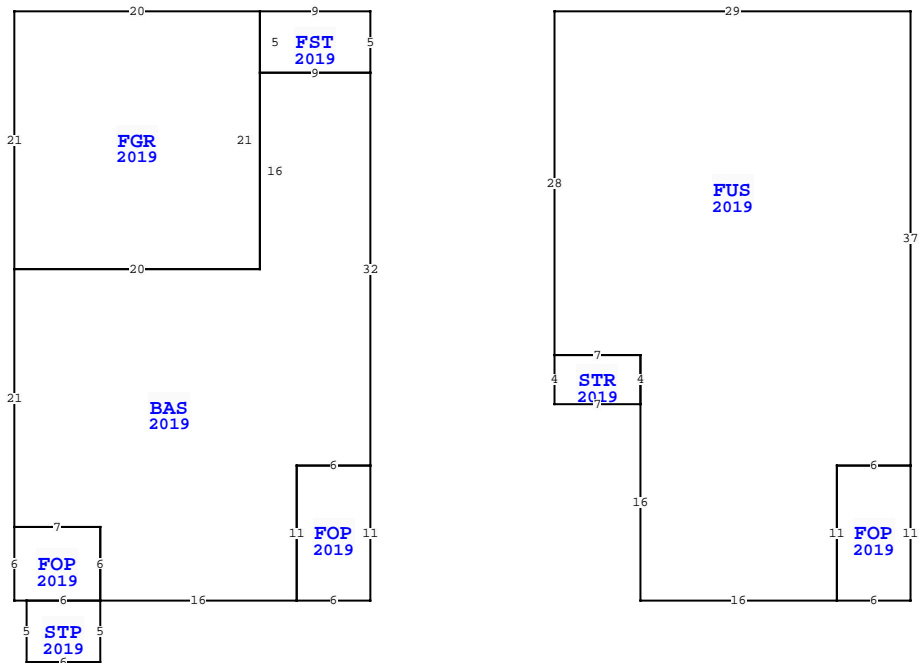


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	08 CLAY TILE 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	-	0%	-	0						
Heated Area: 2005 HX Base Yr											



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	819	100	2019	819	166,429
FGR	420	55	2019	231	46,941
FOP	42	30	2019	13	2,641
FOP	66	30	2019	20	4,064
FOP	66	30	2019	20	4,064
FST	45	55	2019	25	5,081
FUS	1,186	100	2019	1,186	241,006
STP	30	10	2019	3	609
STR	28	10	2019	3	609
TOTALS	2,702			2,320	471,446

NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			8
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			471,446
TOTAL MARKET OB/XF VALUE			1,659
TOTAL LAND VALUE - MARKET			133,000
TOTAL MARKET VALUE			606,105
SOH/AGL Deduction			59,078
ASSESSED VALUE			547,027
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			547,027
TOTAL JUST VALUE			606,105
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			508,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19010581	CO ISSUED	0	10/07/2019
B1810103	NEW CONSTR	266,021	10/04/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2349/1934	2/12/2020	QC	U	I	11	42,500

GRANTOR: STEVENS THOMAS E
GRANTEE: BRUBAKKEN LYNN A
2325/0261 12/06/2019 SW Q I 02 409,000
GRANTOR: ARTISAN HOMES LLC
GRANTEE: STEVENS THOMAS E

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

96113 HANGING MOSS DR, FERNANDINA BEACH		BLD DATE		LGL DATE	
		XF DATE		LAND DATE	04/15/2024
		INC DATE		AG DATE	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
FST=[YR=2019] W9 FGR=[YR=2019] W20 S21 BAS=[YR=2019] S21 FOP=[YR=2019] S6 E1 STP=[YR=2019] S5 E6 N5 W6\$ E6 N6 W7\$ E7 S6 E16 FOP=[YR=2019] E6 N11 W6 S11\$ N11 E6 N32 W9 S16 W20\$ E20 N21\$ S5 E9 N5\$ PTR=E15 FUS=[YR=2019] E29 S37 FOP=[YR=2019] S11 W6 N11 E6\$ W6 S11 W16 N16 STR=[YR=2019] W7 N4 E7 S4\$ N4 W7 N28 \$ 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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.95	140,000.00	133,000.00	133,000							