LOT 45
ENCLAVE AT SUMMER BEACH
REVISION ONE PBK 8/277

CARDENAS CESAR & ESTELA
1410 SPYGLASS HILL DRIVE
JOHNS CREEK, GA 30097

2025

00-SB-30-046E-0045-0000

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		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

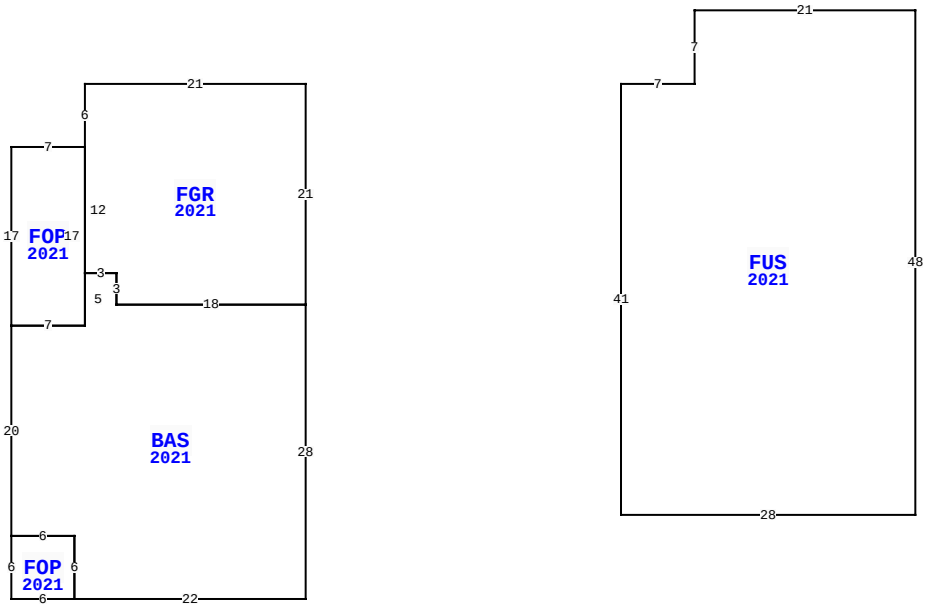
NEIGHBORHOOD/LOC 3043.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	743	100	2021	743	152,533
FGR	432	55	2021	238	48,860
FOP	36	30	2021	11	2,259
FOP	119	30	2021	36	7,390
FUS	1,295	100	2021	1,295	265,855
TOTALS	2,625			2,323	476,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	2,323	208.4166	208.42	484,160	2021	2021	0	0	0	1.50	98.50

1 TOWNHOUSE – 0% - 0 Heated Area: 2038 HX Base Yr



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

96139 HANGING MOSS DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	476,898
TOTAL MARKET OB/XF VALUE	14,754
TOTAL LAND VALUE - MARKET	140,000
TOTAL MARKET VALUE	631,652
SOH/AGL Deduction	45,988
ASSESSED VALUE	585,664
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	585,664
TOTAL JUST VALUE	631,652
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	532,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20202973	NEW CONSTR	0	12/28/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2526/0450	12/30/2021	SW	Q	I	01	478,100
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: CARDENAS CESAR & ES						
2170/0137	1/10/2018	SW	Q	V	05	3,900,000
GRANTOR: BIGHT ENTERPRISES LLC						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2021] W21 S6 FOP=[YR=2021] W7 S17 BAS=[YR=2021] S20 FOP=[YR=2021] S6 E6 N6 W6 $ E6 S6 E22 N28 W18 N3 W3 S5 W7 $ E7 N17 $ S12 E3 S3 E18 N21 $ PTR= E30 FUS=[YR=2021] E7 N7 E21 S48 W28 N41 $ 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	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	100	2021	2021	3	100	10,200	
2	0855	CONC PAVER	0	0	0	0	460.00	SF	10.00	10.00	100	2021	2021	3	99	4,554	

LAND DESCRIPTION

TOTAL OB/XF 14,754

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	RES	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 12/08/2021 BY RK Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 07/30/2025 BY SYS