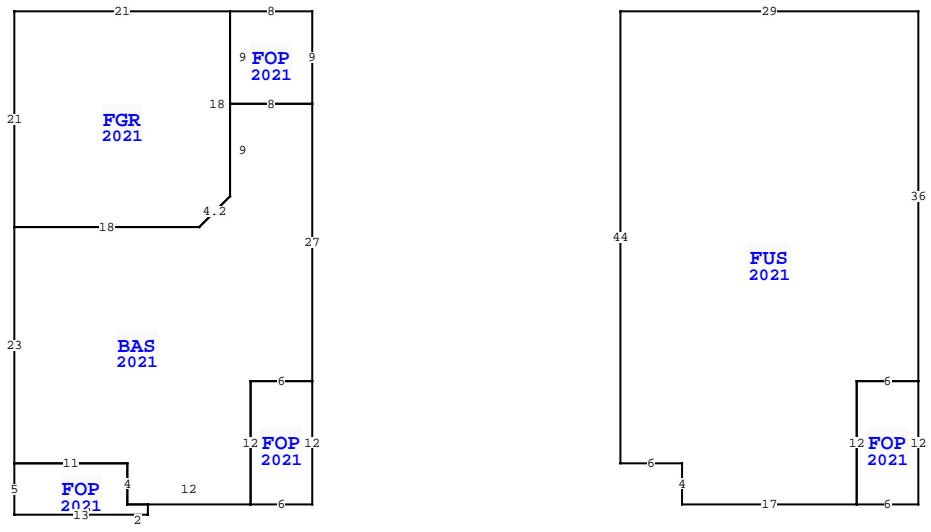


ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 0%	- 2025								
Heated Area: 2064											
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	768	100	2021	768	157,666
FGR	437	55	2021	240	49,271
FOP	57	30	2021	17	3,490
FOP	72	30	2021	22	4,516
FOP	72	30	2021	22	4,516
FOP	72	30	2021	22	4,516
FUS	1,296	100	2021	1,296	266,060
TOTALS	2,774			2,387	490,037

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			490,037
TOTAL MARKET OB/XF VALUE			14,754
TOTAL LAND VALUE - MARKET			140,000
TOTAL MARKET VALUE			644,791
SOH/AGL Deduction			0
ASSESSED VALUE			644,791
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			644,791
TOTAL JUST VALUE			644,791
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			542,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20207148	NEW CONSTR	0	12/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2740/465	9/26/2024	WD	Q	I	02	675,000
GRANTOR: SHEPARD ANGELA F & JO						
GRANTEE: DENT HARVEY L & BEV						
2527/0496	12/30/2021	SW	Q	I	01	571,000
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: SHEPARD ANGELA F &						

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	0409	ELEVATOR R	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	460.00	SF	10.00	10.00	100	2021	2021	3	99	4,554	

96143 HANGING MOSS DR, FERNANDINA BEACH										BLD DATE		LGL DATE		04/15/2024	MLU
										XF DATE		LAND DATE			
										INC DATE		AG DATE			

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2021] W8 FGR=[YR=2021] W21 S21 BAS=[YR=2021] S23									
FOP=[YR=2021] S5 E13 N1 W2 N4 W11\$ E11 S4 E12 FOP=[YR=2021]									
E6 N12 W6 S12 \$ N12 E6 N27 W8 S9 D3 L3 W18 \$ E18 U3 R3									
N18 \$ S9 E8 N9 \$ PTR= E30 FUS=[YR=2021] E29 S36									
FOP=[YR=2021] S12 W6 N12 E6 \$ W6 S12 W17 N4 W6 N44 \$ W30 \$.									

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	1.00	140,000.00	140,000.00	140,000							