

LOT 43
ENCLAVE AT SUMMER BEACH
PB 7/318

SKAY CRAIG E & KIMBERLY L
96081 ENCLAVE MNR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-045E-0043-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	08	CLAY TILE 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 50		
Interior Floor	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units		0 100		
Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		03
NEIGHBORHOOD/LOC	3043.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	40	15	6	879
BAS	1,212	100	1,212	177,561
FGR	408	55	224	32,817
FOP	9	30	3	440
FOP	136	30	41	6,007
FUS	1,200	100	1,200	175,803
PTO	104	5	5	733
TOTALS	3,109		2,691	394,239

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	11	2,691	165.8160	157.53	423,913	2008	2008	0	0	7.00	93.00
1 TOWNHOUSE - 100% - 2022						Heated Area: 2412		HX Base Yr 2022			
The diagram shows a floor plan for a townhouse. The layout includes several rooms with dimensions and labels: FOP 2008: 17' x 8' PTO 2008: 13' x 8' BAS 2008: 30' x 34' FGR 2008: 12' x 21' FUS 2008: 16' x 54' BAL 2008: 10' x 10.2' Other dimensions and labels include: 17, 13, 8, 30, 34, 15, 12, 21, 20, 4, 2, 3, 4, 2, 4,											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		394,239	
TOTAL MARKET OB/XF VALUE		5,171	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		514,410	
SOH/AGL Deduction		41,154	
ASSESSED VALUE		473,256	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		423,256	
TOTAL JUST VALUE		514,410	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		459,472	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20561	CO ISSUED	0	10/21/2008
C20563	CO ISSUED	0	10/21/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2446/0461	3/24/2021	WD	Q	I	01	535,000
GRANTOR: HOLLY INVESTMENTS LIM						
GRANTEE: SKAY CRAIG E & KIMB						
1680/0057	5/27/2010	WD	U	I	12	269,000
GRANTOR: FIRST NATIONAL BANK O						
GRANTEE: HOLLY INVESTMENTS L						

EXTRA FEATURES							96081 ENCLAVE MNR, FERNANDINA BEACH				INC DATE				AG DATE		
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	93	1,860	
2	0810	CONCRETE A	0	100	45	4	180.00	SF	6.50	6.50	100	2008	2008	3	90	1,053	
3	0810	CONCRETE A	0	100	0	0	386.00	SF	6.50	6.50	100	2008	2008	3	90	2,258	

BUILDING NOTES											
BUILDING DIMENSIONS											
PTO=[YR=2008] W13 FOP=[YR=2008] W17 S8 BAS=[YR=2008] S30FOP=[YR=2008] S6 R3 U3 U3 L3 \$ D3 R3 D3 L3 S15 D3 R3 E3 U3 R3 E1 FGR=[YR=2008] S4 E20 N21 W15 D5 L5 S12\$ N12 U5 R5 E15 N34 W30\$ E17 N8\$ S8 E13 N8 \$ PTR=E15 S15 FUS=[YR=2008] E16 N14 E2 BAL=[YR=2008] N4E10S4W10\$ E12 S54 W7 S2 W6 N2 W6 N16 W3 N4 W8 N20\$ N15W15\$.											

LAND DESCRIPTION										TOTAL OB/XF										5,171									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000												
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