LOT 44
ENCLAVE AT SUMMER BEACH
PB 7/318

POTOKA JEREMY D & BRITTANY L
716 GOOSE NECK DRIVE
LITITZ, PA 17543

2023

00-SB-30-045E-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

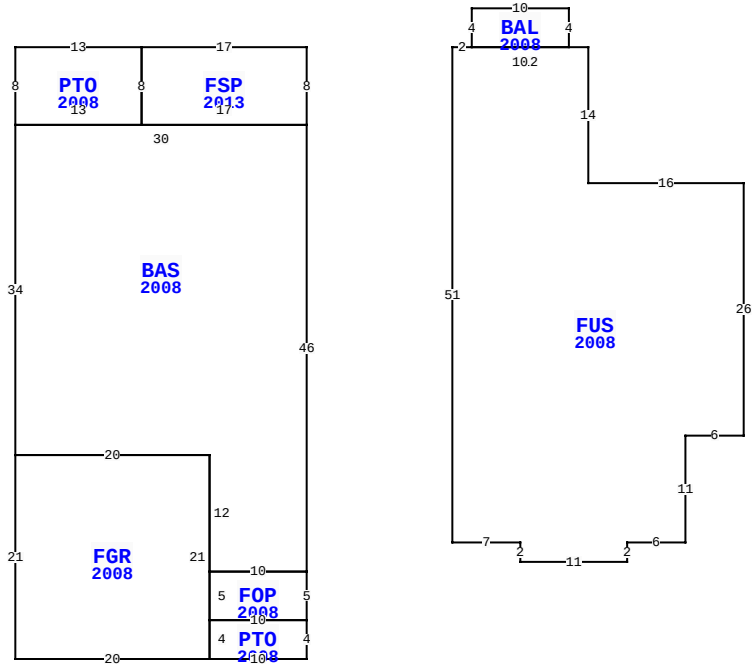
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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	894
BAS	1,140	100	1,140	169,738
FGR	420	55	231	34,394
FOP	50	30	15	2,234
FSP	136	40	54	8,040
FUS	1,262	100	1,262	187,903
PTO	40	5	2	298
PTO	104	5	5	745
TOTALS	3,192		2,715	404,245

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,715	168.5232	160.10	434,672	2008	2008	0	0	0	7.00	93.00

1 TOWNHOUSE - 100% - 0 Heated Area: 2402 HX Base Yr



BLD DATE	12/01/2008 DJ
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

96082 ENCLAVE MNR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		404,245
TOTAL MARKET OB/XF VALUE		4,416
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		523,661
SOH/AGL Deduction		323,793
ASSESSED VALUE		199,868
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		149,868
TOTAL JUST VALUE		523,661
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		467,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20564	CO ISSUED	0	10/21/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2622/1957	3/01/2023	WD	Q	I	01	735,000
GRANTOR: WESNAK DIANE R						
GRANTEE: POTOKA JEREMY D & B						
1798/1039	6/15/2012	WD	Q	I	02	270,000
GRANTOR: CBC NATIONAL BANK						
GRANTEE: WESNAK MICHAEL E &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2013] W17 PTO=[YR=2008] W13 S8 BAS=[YR=2008] S34 FGR=[YR=2008] S21 E20 PTO=[YR=2008] E10 N4 FOP=[YR=2008] N5 W10 S5 E10$ W10 S4$ N21 W20$ E20 S12 E10 N46 W30$ E13 N8$ S8 E17 N8$ PTR=E15 FUS=[YR=2008] E2 BAL=[YR=2008] N4 E10 S4 W10$ E12 S14 E16 S26 W6 S11 W6 S2 W11 N2 W7 N51$ W15$.

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	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	13	4	52.00	SF	6.50	6.50	100	2008	2008	3	90	304	
3	0810	CONCRETE A	0	100	0	0	385.00	SF	6.50	6.50	100	2008	2008	3	90	2,252	

LAND DESCRIPTION

TOTAL OB/XF 4,416

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							

REVIEW DATE 10/31/2019 BY DJA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS