

LOT 59
IN OR 1684/908
ENCLAVE AT SUMMER BEACH

MALCOLM SHARON M
96124 RODDENBERRY WAY
FERNANDINA BEACH, FL 32034

2023

00-SB-30-045E-0059-0000



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 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 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	56	15	8	1,203
BAS	376	100	376	56,568
FGR	483	55	266	40,019
FOP	42	30	13	1,956
FOP	56	30	17	2,558
FST	25	55	14	2,106
FST	25	55	14	2,106
FST	49	55	27	4,062
FUS	944	100	944	142,021
FUS	962	100	962	144,729
TOTALS	3,018		2,641	397,329

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0810	CONCRETE A	0	0	19	9	171.00	SF	6.50
3	0855	CONC PAVER	0	0	0	0	161.00	SF	10.00
4	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00
5	1126	CB/STC 8"	0	0	0	0	120.00	SF	8.00
6	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	11	2,641	170.2829	161.77	427,235	2008	2008	0	0	7.00	93.00
1 TOWNHOUSE - 0% - 2023											
Heated Area: 2282											
HX Base Yr											

96124 RODDENBERRY WAY, FERNANDINA BEACH					BLD DATE		11/27/2008		DJ		LGL DATE			
					XF DATE						LAND DATE			
					INC DATE						AG DATE			
96124 RODDENBERRY WAY, FERNANDINA BEACH														
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES				
1.00	UT	2,000.00	2,000.00	100	2008	2008	3	93	1,860					
171.00	SF	6.50	6.50	100	2008	2008	3	90	1,000					
161.00	SF	10.00	10.00	100	2008	2008	3	90	1,449					
1.00	UT	10,000.00	10,000.00	100	2008	2008	3	100	10,000					
120.00	SF	8.00	8.00	100	2008	2008	3	90	864					
1.00	UT	300.00	300.00	100	2008	2008	3	76	228					

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		397,329	
TOTAL MARKET OB/XF VALUE		15,401	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		527,730	
SOH/AGL Deduction		0	
ASSESSED VALUE		527,730	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		527,730	
TOTAL JUST VALUE		527,730	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		556,660	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20540	NEW CONSTR	0	12/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1684/0908	6/18/2010	WD	U	I	12
GRANTOR: FIRST NATIONAL BANK 0					289,000
GRANTEE: CROSSFIELD CHARLES					
1647/0086	10/21/2009	WD	U	I	12
GRANTOR: BUCCANEER LAND PARTNE					3,204,300
GRANTEE: FIRST NATIONAL BANK					

BUILDING NOTES									
BUILDING DIMENSIONS									
FGR=[YR=2008] W23 S21 FST=[YR=2008] S6 BAS=[YR=2008] S13 FOP=[YR=2008] S3 E10 N5 W6 S2 W4\$ E4 N2 E6 S2 E13 N19 W14 S5 W5 S1 W4\$ E4 N1 E5 N5 W9\$ E23 N21\$ PTR=E15 FUS=[YR=2008] E12 S2 E11 S40 FOP=[YR=2008] S4 W14 N4 E14\$ W23 N19 FST=[YR=2008] E5 S5 W5N5\$ N23\$ W15\$ PTR=E45 FUS=[YR=2008] E12 S2 E11 S40 BAL=[YR=2008] S4 W14 N4 E14\$ W14 S2 W9 N21 FST=[YR=2008] E5S5W5N5\$ N23\$ W45\$.									