

LOT 62
ENCLAVE AT SUMMER BEACH
PB 7/318

PENNINGTON BARBARA
96121 RODDENBERRY WAY
FERNANDINA BEACH, FL 32034

2023

00-SB-30-045E-0062-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1															
Exterior Wall	16	WD FR STUC 100	0320	11	2,764	170.2829	161.77	447,132	2008	2008	0	0	0	7.00	93.00	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 TOWNHOUSE - 100% - 2017													Heated Area: 2385														
Roof Cover	08	CLAY TILE 100														HX Base Yr														
Interior Wall	05	DRYWALL 100																												
Interior Floo	11	CLAY TILE 60																												
Interior Floo	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	390	100	390	58,674																										
FGR	476	55	262	39,417																										
FOP	52	30	16	2,407																										
FOP	56	30	17	2,558																										
FOP	83	30	25	3,761																										
FST	25	55	14	2,106																										
FST	25	55	14	2,106																										
FST	41	55	23	3,461																										
FUS	987	100	987	148,490																										
TOTALS	3,199		2,764	415,833																										
EXTRA FEATURES					96121 RODDENBERRY WAY, FERNANDINA BEACH																									
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	7	91.00	SF	6.50	6.50	100	2008	2008	3	90	532															
3	0855	CONC PAVER	0 100	0	0	180.00	SF	10.00	10.00	100	2008	2008	3	90	1,620															
4	0410	ELEVATOR	0 100	0	0	1.00	UT	10,000.00	10,000.00	100	2008	2008	3	100	10,000															
5	0810	CONCRETE A	0 100	20	9	180.00	SF	6.50	6.50	100	2008	2008	3	90	1,053															
6	1126	CB/STC 8"	0 100	0	0	148.00	SF	8.00	8.00	100	2008	2008	3	90	1,066															
LAND DESCRIPTION					TOTAL OB/XF													16,131												
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	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																														