

LOT 2
ENCLAVE AT SUMMER BEACH
REVISION ONE PBK 8/277

LANDRUM KATHLEEN/LANCETTA PETER & MARY C
96005 ENCLAVE MANOR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-046E-0002-0000



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	VALUATION SUMMARY														
Exterior Wall	16	WD FR STUC 100	0500	11	2,445	151.2189	215.49	526,873	2020	2020	0	0	1.00	99.00	STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2021													Heated Area: 2155													
Roof Cover	08	CLAY TILE 100														HX Base Yr 2021													
Interior Wall	05	DRYWALL 100																											
Interior Floo	12	HARDWOOD 70																											
Interior Floo	14	CARPET 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		4 100																											
Bathrooms		3.5 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.5	1.5 100																											
Units		0 100																											
Occupancy	00	NONE 100																											
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	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,100	100	1,100	234,669																									
FGR	420	55	231	49,280																									
FOP	33	30	10	2,133																									
FSP	108	40	43	9,173																									
FUS	1,055	100	1,055	225,069																									
STR	56	10	6	1,280																									
TOTALS			2,772		2,445	521,604																							
EXTRA FEATURES			96005 ENCLAVE MNR, 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	2020	2020	3	99	1,980													
2	0855	CONC PAVER	0	100	0	0	334.00	SF	10.00	10.00	100	2020	2020	3	99	3,307													
TOTAL OB/XF 5,287																													
LAND DESCRIPTION																													
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												
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000												
REVIEW DATE 12/30/2020 BY RK Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS																													

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2423/0636	12/30/2020	SW	Q	I	01	536,400

GRANTOR: ARTISAN HOMES LLC

GRANTEE: LANDRUM KATHLEEN &

2170/0137	1/10/2018	SW	Q	V	05	3,900,000
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GRANTOR: BIGHT ENTERPRISES LLC

GRANTEE: ARTISAN HOMES LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W16 FSP=[YR=2020] W12 S9 E12 N9 \$ S9 W12 S47
FOP=[YR=2020] S4 E9 N1 FGR=[YR=2020] E19 N21 W20 S21 E1 \$
W1 N3 W8 \$ E8 N18 E20 N38 \$ PTR= N30 FUS=[YR=2020] N30 E14
S5 E14 S40 W19 N1 STR=[YR=2020] W4 N14 E4 S14 \$ N14 W9 \$ S30 \$.

Diagram 1: FUS 2020

Diagram 2: BAS 2020

Diagram 3: FGR 2020

Diagram 4: FOP 2020