LOT 4
ENCLAVE AT SUMMER BEACH
REVISION ONE PBK 8/277

NELSON MARK J/VAN HOUTEN MARGARET
95997 ENCLAVE MANOR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-046E-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

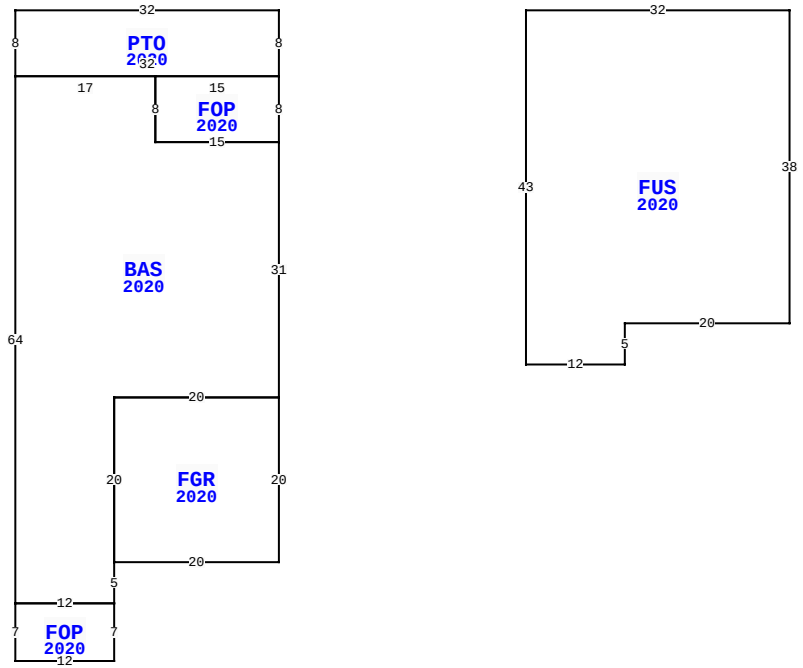
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,428	100	1,428	303,031
FGR	400	55	220	46,685
FOP	84	30	25	5,305
FOP	120	30	36	7,640
FUS	1,276	100	1,276	270,776
PTO	256	5	13	2,759
TOTALS	3,564		2,998	636,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,998	150.4188	214.35	642,621	2020	2020	0	0	0	1.00	99.00

1 SFR CUST - 100% - 2021 Heated Area: 2704 HX Base Yr 2021



95997 ENCLAVE MNR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		636,195
TOTAL MARKET OB/XF VALUE		6,692
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		757,887
SOH/AGL Deduction		245,378
ASSESSED VALUE		512,509
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		462,509
TOTAL JUST VALUE		757,887
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		636,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003201	NEW CONSTR	342,913	04/14/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2398/1737	10/05/2020	SW	Q	I	01	620,800
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: NELSON MARK J & MAR						
2170/0137	1/10/2018	SW	Q	V	05	3,900,000
GRANTOR: BIGHT ENTERPRISES LLC						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2020] W32 S8 BAS=[YR=2020] S64 FOP=[YR=2020] S7 E12 N7 W12 $ E12 N5 FGR=[YR=2020] E20 N20 W20 S20 $ N20 E20 N31 FOP=[YR=2020] N8 W15 S8 E15 $ W15 N8 W17 $ E32 N8 $ PTR= E30 FUS=[YR=2020] E32 S38 W20 S5 W12 N43 $ W30 $.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
2	0855	CONC PAVER	0	100	0	0	326.00	SF	10.00	10.00	100	2020	2020	3	99	3,227	

LAND DESCRIPTION

TOTAL OB/XF 6,692

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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			0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

REVIEW DATE 02/24/2021 BY RK Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS