LOT 5
ENCLAVE AT SUMMER BEACH
REVISION ONE PBK 8/277

HENDERSON ROBERT ALAN ET AL/CHAPMAN-HENDERSON LESL
7368 OXBOW CIRCLE
TALLAHASSEE, GA 32312

2023

00-SB-30-046E-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

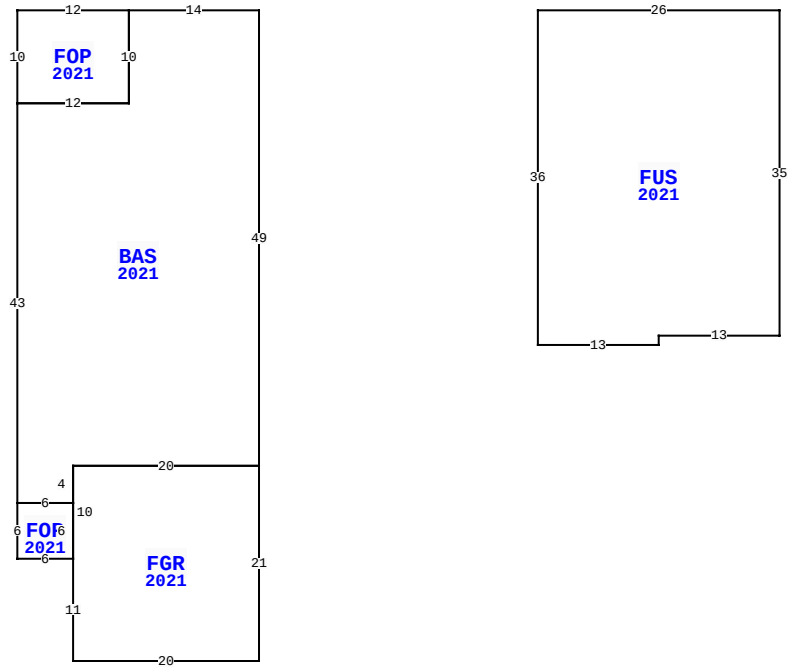
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,178	100	1,178	256,528
FGR	420	55	231	50,304
FOP	36	30	11	2,395
FOP	120	30	36	7,840
FUS	923	100	923	200,998
TOTALS	2,677		2,379	518,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,379	153.5836	218.86	520,668	2021	2021	0	0	0	0.50	99.50

1 SFR CUST – 0% - 0 Heated Area: 2101 HX Base Yr



95993 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	518,065
TOTAL MARKET OB/XF VALUE	3,040
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	636,105
SOH/AGL Deduction	45,728
ASSESSED VALUE	590,377
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	590,377
TOTAL JUST VALUE	636,105
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	536,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20208897	CO ISSUED	0	10/25/2021
20208897	NEW CONSTR	0	12/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2644/943	5/26/2023	WD	Q	I	01	745,000
GRANTOR: H.A.A.R. LLC						
GRANTEE: HENDERSON ROBERT AL						
2508/1004	10/22/2021	SW	Q	I	01	691,200
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: H.A.A.R. LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W14 FOP=[YR=2021] W12 S10 E12 N10 $ S10 W12 S43 FOP=[YR=2021] S6 E6 FGR=[YR=2021] S11 E20 N21 W20 S10$ N6 W6 $ E6 N4 E20 N49 $ PTR= E30 FUS=[YR=2021] E26 S35 W13 S1 W13 N36 $ 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	0855	CONC PAVER	0	0	0	0	304.00	SF	10.00	10.00	100	2021	2021	3	100	3,040	

LAND DESCRIPTION

TOTAL OB/XF 3,040

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

REVIEW DATE 12/08/2021 BY RK Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS