LOT 6
PT OR 2170/137
ENCLAVE AT SUMMER BEACH

STOWERS CHRISTOPHER J
96026 ENCLAVE MNR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-046E-0006-0000

BUILDING CHARACTERISTICS

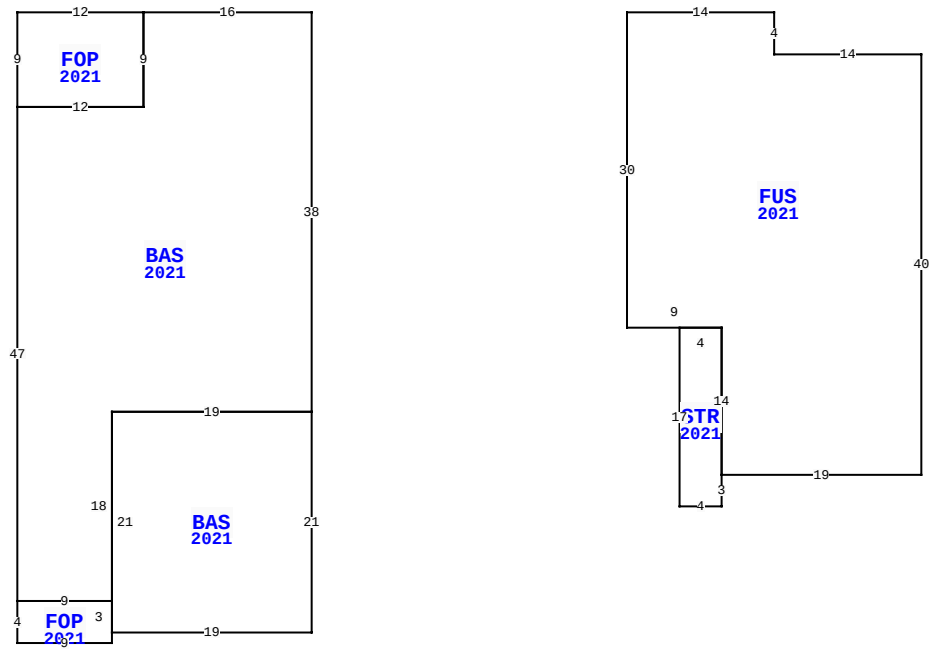
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	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	399	100	399	88,357
BAS	1,118	100	1,118	247,578
FOP	36	30	11	2,436
FOP	108	30	32	7,086
FUS	1,050	100	1,050	232,520
STR	68	10	7	1,550
TOTALS	2,779		2,617	579,528

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,617	156.1795	222.56	582,440	2021	2021	0	0	0	0.50	99.50

1 SFR CUST – 0% - 0 Heated Area: 2567 HX Base Yr



96026 ENCLAVE MNR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	579,528
TOTAL MARKET OB/XF VALUE	8,040
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	702,568
SOH/AGL Deduction	54,602
ASSESSED VALUE	647,966
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	647,966
TOTAL JUST VALUE	702,568
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	589,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20212782	CO ISSUED	0	03/01/2021
20002782	NEW CONSTR	288,933	06/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2491/0353	8/24/2021	SW	Q	I	01	785,000
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: STOWERS CHRISTOPHER						
2170/0137	1/10/2018	SW	Q	V	05	3,900,000
GRANTOR: BIGHT ENTERPRISES LLC						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 FOP=[YR=2021] W12 S9 E12 N9 $ S9 W12 S47 FOP=[YR=2021] S4 E9 N1 BAS=[YR=2021] E19 N21 W19 S21 $ N3 W9 $ E9 N18 E19 N38 $ PTR= E30 FUS=[YR=2021] E14 S4 E14 S40 W19 STR=[YR=2021] S3 W4 N17 E4 S14 $ N14 W9 N30 $ 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	804.00	SF	10.00	10.00	100	2021	2021	3	100	8,040	

LAND DESCRIPTION

TOTAL OB/XF 8,040

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 07/16/2021 BY RK Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS