LOT 8
PT OR 2170/137
ENCLAVE AT SUMMER BEACH

HUSAK ROSEMARIE
96018 ENCLAVE MNR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-046E-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

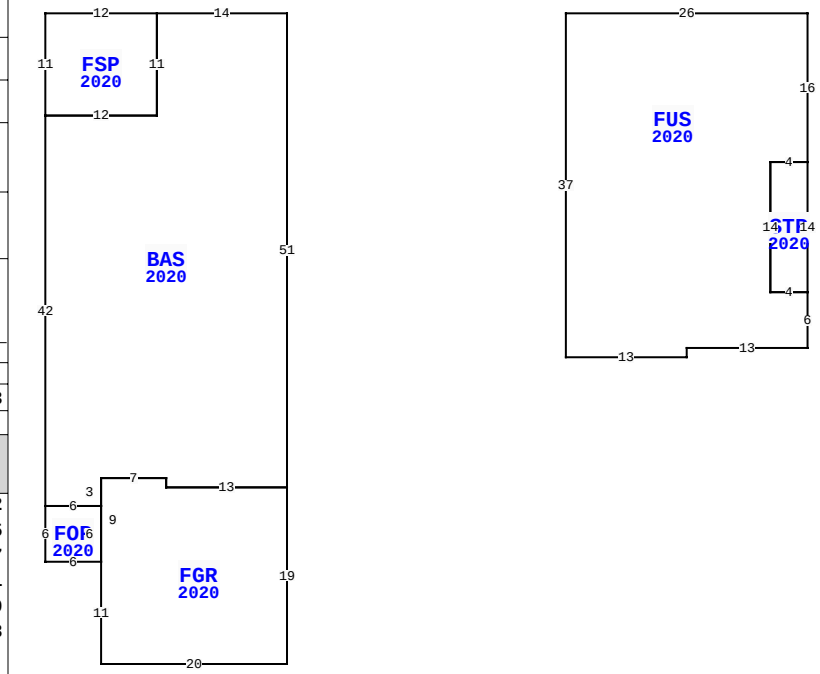
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,199	100	1,199	263,362
FGR	387	55	213	46,785
FOP	36	30	11	2,417
FSP	132	40	53	11,641
FUS	893	100	893	196,149
STR	56	10	6	1,318
TOTALS	2,703		2,375	521,672

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,375	155.6995	221.87	526,941	2020	2020	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2021 Heated Area: 2092 HX Base Yr 2021



96018 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		521,672
TOTAL MARKET OB/XF VALUE		4,950
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		641,622
SOH/AGL Deduction		209,799
ASSESSED VALUE		431,823
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		376,823
TOTAL JUST VALUE		641,622
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		542,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000478	NEW CONSTR	275,153	01/16/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2375/1075	6/18/2020	SW	Q	I	01	499,300
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: HUSAK ROSEMARIE						
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=2020] W14 FSP=[YR=2020] W12 S11 E12 N11 $ S11 W12 S42 FOP=[YR=2020] S6 E6 FGR=[YR=2020] S11 E20 N19 W13 N1 W7 S9 $ N6 W6 $ E6 N3 E7 S1 E13 N51 $ PTR= E30 FUS=[YR=2020] E26 S16 STR=[YR=2020] S14 W4 N14 E4 $ W4 S14 E4 S6 W13 S1 W13 N37 $ 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	100	0	0	440.00	SF	10.00	10.00	100	2020	2020	3	99	4,356	
2	0855	CONC PAVER	0	100	20	3	60.00	SF	10.00	10.00	100	2020	2020	3	99	594	

LAND DESCRIPTION

TOTAL OB/XF 4,950

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 08/19/2020 BY RK Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS