LOT 10
IN OR 2241/916
ENCLAVE AT SUMMER BEACH

SUNSHINE BAYOU LLC
96303 HIGH POINTE DR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-046E-0010-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 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		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

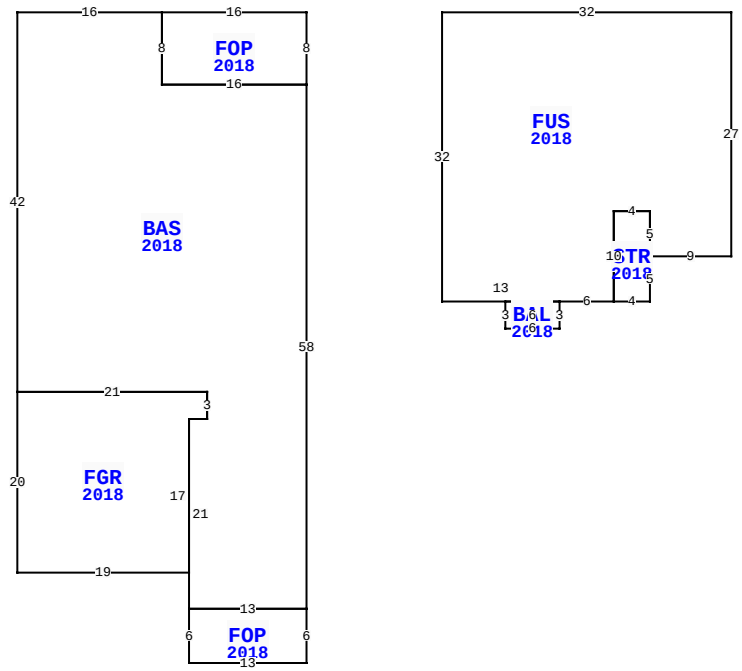
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3043.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	18	15	3	649
BAS	1,522	100	1,522	329,366
FGR	386	55	212	45,878
FOP	78	30	23	4,977
FOP	128	30	38	8,223
FUS	939	100	939	203,203
STR	40	10	4	865
TOTALS	3,111		2,741	593,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,741	154.9603	220.82	605,268	2018	2018	0	0	0	2.00	98.00

1 SFR CUST – 0% - 0 Heated Area: 2461 HX Base Yr



96010 ENCLAVE MNR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	593,163
TOTAL MARKET OB/XF VALUE	3,348
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	711,511
SOH/AGL Deduction	171,844
ASSESSED VALUE	539,667
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	539,667
TOTAL JUST VALUE	711,511
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	588,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801351	CO ISSUED	0	11/29/2018
B1801351	NEW CONSTR	306,407	02/07/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2241/0916	11/30/2018	SW	Q	I	01	488,000
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: SUNSHINE BAYOU LLC						
2170/0137	1/10/2018	SW	Q	V	05	3,900,000
GRANTOR: BIGHT ENTERPRISES LLC						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W16 BAS=[YR=2018] W16 S42 FGR=[YR=2018] S20 E19 N17 E2 N3 W21$ E21 S3 W2 S21 FOP=[YR=2018] S6 E13 N6 W13$ E13 N58 W16 N8$ S8 E16 N8$ PTR=E15 FUS=[YR=2018] E32 S27 W9 STR=[YR=2018] S5 W4 N10 E4 S5$ N5 W4 S10 W6 BAL=[YR=2018] S3 W6 N3 E6$ W13 N32$ W15$.

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	488.00	SF	7.00	7.00	100	2018	2018	3	98	3,348	

LAND DESCRIPTION

TOTAL OB/XF 3,348

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 12/12/2018 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS