LOT 12
ENCLAVE AT SUMMER BEACH
REVISION ONE PBK 8/277

HAYES ZAK TRUST/HAYES EDWARD E TRUSTEE
96002 ENCLAVE MANOR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-046E-0012-0000

BUILDING CHARACTERISTICS

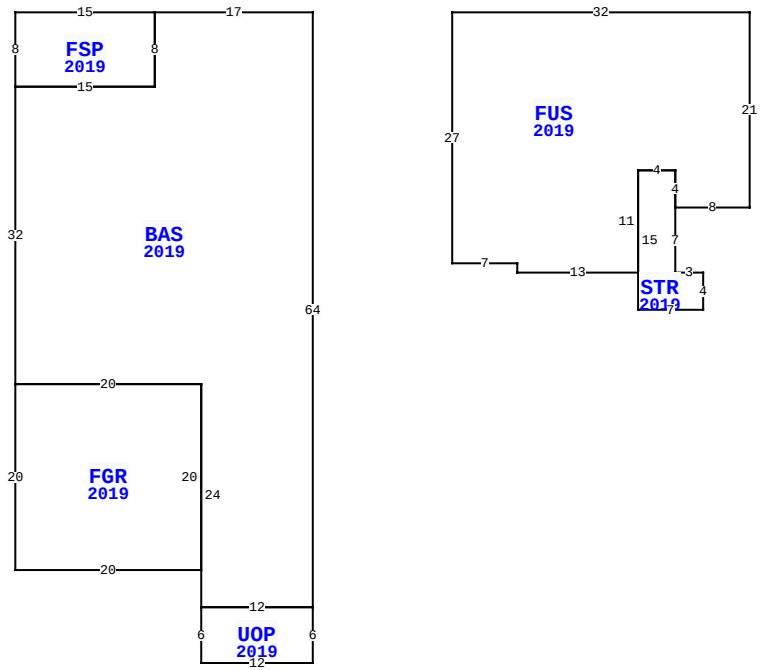
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,448	100	1,448	314,951
FGR	400	55	220	47,851
FSP	120	40	48	10,440
FUS	789	100	789	171,614
STR	72	10	7	1,523
UOP	72	20	14	3,045
TOTALS	2,901		2,526	549,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,526	154.9603	220.82	557,791	2019	2019	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2020 Heated Area: 2237 HX Base Yr 2020



96002 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		549,424
TOTAL MARKET OB/XF VALUE		4,116
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		668,540
SOH/AGL Deduction		285,948
ASSESSED VALUE		382,592
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		332,592
TOTAL JUST VALUE		668,540
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		554,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808763	NEW CONSTR	287,774	08/27/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2408/0153	11/10/2020	WD	U	I	11	100
GRANTOR: HAYES EDWARD E & ROSA						
GRANTEE: HAYES ZAK TRUST						
2303/1691	9/12/2019	LE	U	V	11	100
GRANTOR: HAYES EDWARD E & ROSA						
GRANTEE: HAYES E EDWARD & RO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W17 FSP=[YR=2019] W15 S8 E15 N8$ S8 W15 S32 FGR=[YR=2019] S20 E20 N20 W20$ E20 S24 UOP=[YR=2019] S6 E12 N6 W12$ E12 N64$ PTR=E15 FUS=[YR=2019] E32 S21 W8 STR=[YR=2019] S7 E3 S4 W7 N15 E4 S4$ N4 W4 S11 W13 N1 W7 N27$ 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	100	0	0	420.00	SF	10.00	10.00	100	2018	2018	3	98	4,116	

LAND DESCRIPTION

TOTAL OB/XF 4,116

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 08/13/2019 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS