LOT 14
ENCLAVE AT SUMMER BEACH
REVISION ONE PBK 8/277

MCCARTHY JOHN & DEBORAH S
3 ABBEY RD
LONDONDERRY, NH 03053

2023

00-SB-30-046E-0014-0000

BUILDING CHARACTERISTICS

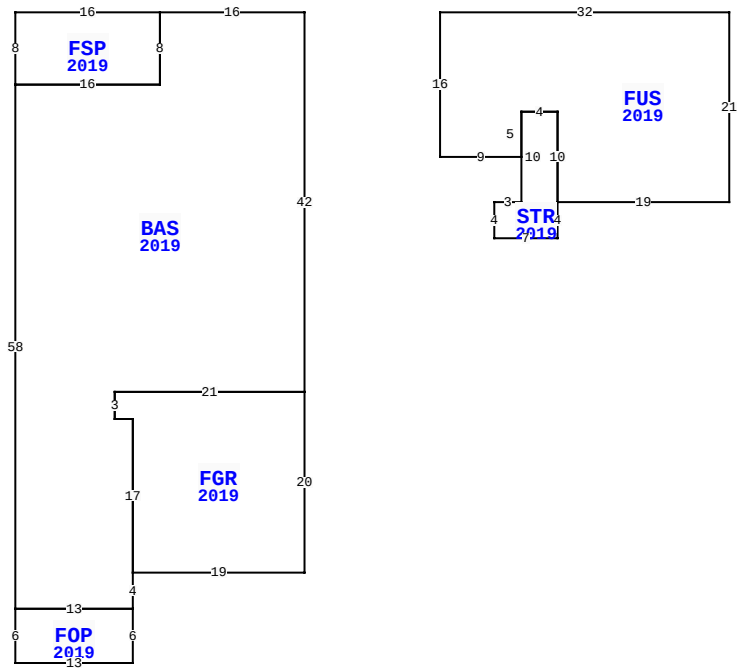
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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
BAS	1,522	100	1,522	340,596
FGR	386	55	212	47,442
FOP	78	30	23	5,147
FSP	128	40	51	11,413
FUS	587	100	587	131,361
STR	68	10	7	1,566
TOTALS	2,769		2,402	537,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,402	159.4333	227.19	545,710	2019	2019	0	0	0	1.50	98.50

1 SFR CUST – 0% - 0 Heated Area: 2109 HX Base Yr



95994 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	537,524
TOTAL MARKET OB/XF VALUE	4,673
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	657,197
SOH/AGL Deduction	160,132
ASSESSED VALUE	497,065
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	497,065
TOTAL JUST VALUE	657,197
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	545,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19013081	CO ISSUED	0	12/31/2019
B1905102	NEW CONSTR	272,007	05/15/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2330/0082	12/31/2019	SW	Q	I	01	517,500
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: MCCARTHY JOHN & DEB						
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=2019] W16 FSP=[YR=2019] W16 S8 E16 N8$ S8 W16 S58 FOP=[YR=2019] S6 E13 N6 W13$ E13 N4 FGR=[YR=2019] E19 N20 W21 S3 E2 S17$ N17 W2 N3 E21 N42$ PTR=E15 FUS=[YR=2019] E32 S21 W19 STR=[YR=2019] S4 W7 N4 E3 N10 E4 S10$ N10 W4 S5 W9 N16$ 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	27.00	SF	10.00	10.00	100	2019	2019	3	99	267	
2	0855	CONC PAVER	0	0	0	0	445.00	SF	10.00	10.00	100	2019	2019	3	99	4,406	

LAND DESCRIPTION

TOTAL OB/XF 4,673

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 12/31/2019 BY DJNW Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS