LOT 33
IN OR 2306/57
ENCLAVE AT SUMMER BEACH

GRAHAM LIVING TRUST/GRAHAM GALA C TRUSTEE
96075 ENCLAVE MANOR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-046E-0033-0000

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

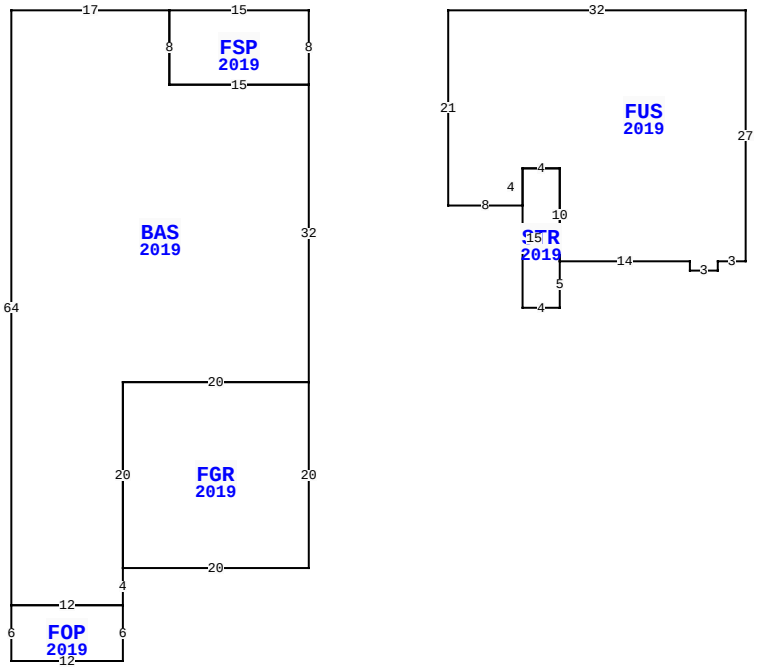
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3043.100		

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
FOP	72	30	22	4,785
FSP	120	40	48	10,440
FUS	779	100	779	169,439
STR	60	10	6	1,305
TOTALS	2,879		2,523	548,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,523	154.9603	220.82	557,129	2019	2019	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2020 Heated Area: 2227 HX Base Yr 2020



96075 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		548,772
TOTAL MARKET OB/XF VALUE		5,326
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		669,098
SOH/AGL Deduction		227,703
ASSESSED VALUE		441,395
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		336,395
TOTAL JUST VALUE		669,098
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		554,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009293	CO ISSUED	0	08/29/2019
B1900261	NEW CONSTR	293,173	01/10/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2306/0057	8/30/2019	SW	Q	I	02	500,000
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: GRAHAM LIVING TRUST						
2170/0137	1/10/2018	SW	Q	V	05	3,900,000
GRANTOR: BIGHT ENTERPRISES LLC						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2019] W15 BAS=[YR=2019] W17 S64 FOP=[YR=2019] S6 E12 N6 W12$ E12 N4 FGR=[YR=2019] E20 N20 W20 S20$ N20 E20 N32 W15 N8$ S8 E15 N8$ PTR=E15 FUS=[YR=2019] E32 S27 W3 S1 W3 N1 W14 STR=[YR=2019] S5 W4 N15 E4 S10$ N10 W4 S4 W8 N21$ 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	470.00	SF	10.00	10.00	100	2019	2019	3	99	4,653	
2	0855	CONC PAVER	0	100	0	0	68.00	SF	10.00	10.00	100	2019	2019	3	99	673	

LAND DESCRIPTION

TOTAL OB/XF 5,326

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 11/19/2019 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS