LOT 41
ENCLAVE AT SUMMER BEACH
REVISION ONE PBK 8/277

FORTINI PAUL A &/BESSETTE MELANIE A
55 KIMBERLY DR
DALTON, MA 01226

2023

00-SB-30-046E-0041-0000

BUILDING CHARACTERISTICS

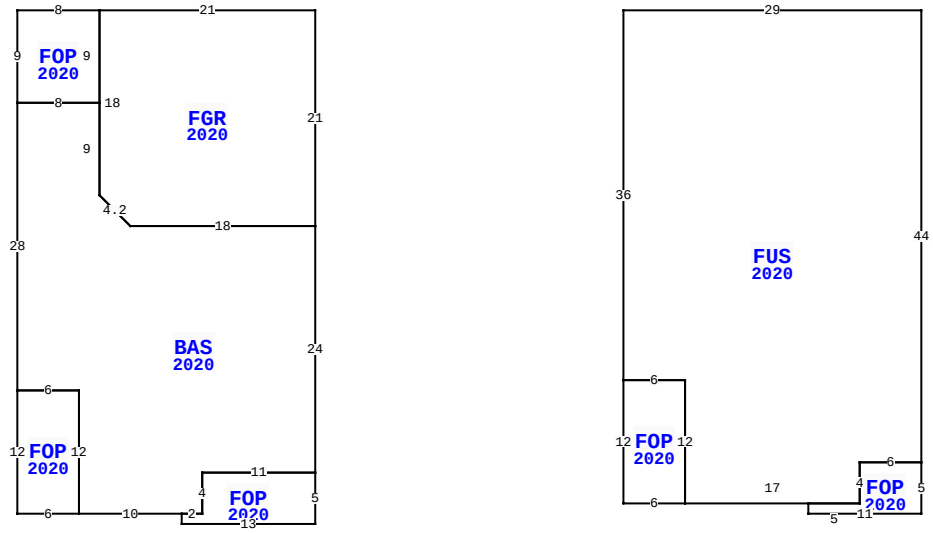
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06
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	797	100	797	129,574
FGR	437	55	240	39,019
FOP	35	30	10	1,626
FOP	57	30	17	2,764
FOP	72	30	22	3,577
FOP	72	30	22	3,577
FOP	72	30	22	3,577
FUS	1,296	100	1,296	210,701
TOTALS	2,838		2,426	394,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,426	172.8632	164.22	398,398	2020	2020	0	0	0	1.00	99.00

1 TOWNHOUSE - 0% - 0 Heated Area: 2093 HX Base Yr



96119 RODDENBERRY WAY, 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	394,414
TOTAL MARKET OB/XF VALUE	3,079
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	512,493
SOH/AGL Deduction	28,571
ASSESSED VALUE	483,922
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	483,922
TOTAL JUST VALUE	512,493
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	468,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003596	CO ISSUED	0	12/31/2020
20003596	NEW CONSTR	0	03/26/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2422/0163	12/30/2020	SW	Q	I	01	469,000
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: FORTINI PAUL A & ME						
2170/0137	1/10/2018	SW	Q	V	05	3,900,000
GRANTOR: BIGHT ENTERPRISES LLC						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2020] W21 FOP=[YR=2020] W8 S9 BAS=[YR=2020] S28 FOP=[YR=2020] S12 E6 N12 W6 $ E6 S12 E10 FOP=[YR=2020] S1 E13 N5 W11 S4 W2 $ E2 N4 E11 N24 W18 U3 L3 N9 W8 $ E8 N9 $ S18 D3 R3 E18 N21 $ PTR= E30 FUS=[YR=2020] E29 S44 FOP=[YR=2020] S5 W11 N1 E5 N4 E6 $ W6 S4 W17 FOP=[YR=2020] W6 N12 E6 S12 $ N12 W6 N36 $ 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	0	0	0	311.00	SF	10.00	10.00	100	2020	2020	3	99	3,079	

LAND DESCRIPTION

TOTAL OB/XF 3,079

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 04/19/2021 BY RK Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS