LOT 42
ENCLAVE AT SUMMER BEACH
REVISION ONE PBK 8/277

BEHRINGER STEPHEN & SUZANNE
96127 RODDENBERRY WAY
FERNANDINA BEACH, FL 32034

2023

00-SB-30-046E-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

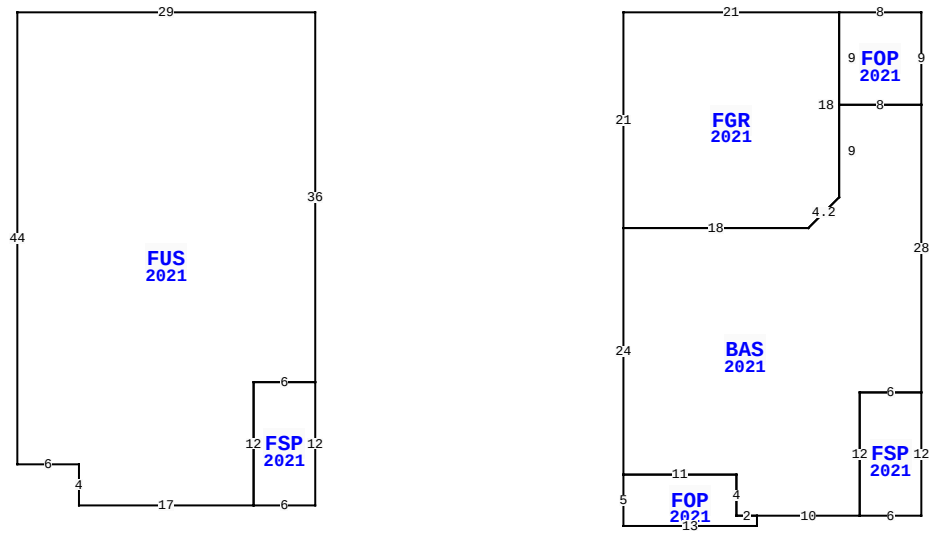
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	131,791
FGR	437	55	240	39,687
FOP	57	30	17	2,811
FOP	72	30	22	3,638
FSP	72	40	29	4,796
FSP	72	40	29	4,796
FUS	1,296	100	1,296	214,305
TOTALS	2,803		2,430	401,823

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,430	174.9359	166.19	403,842	2021	2021	0	0	0	0.50	99.50

1 TOWNHOUSE - 100% - 2022 Heated Area: 2093 HX Base Yr 2022



96127 RODDENBERRY WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		401,823
TOTAL MARKET OB/XF VALUE		4,440
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		521,263
SOH/AGL Deduction		33,286
ASSESSED VALUE		487,977
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		437,977
TOTAL JUST VALUE		521,263
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		473,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED
202132	CO ISSUED	0	01/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2428/1827	1/20/2021	SW	Q	I	02	501,600
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: BEHRINGER STEPHEN &						
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=2021] E21 FOP=[YR=2021] E8 S9 BAS=[YR=2021] S28 FSP=[YR=2021] S12 W6 N12 E6 $ W6 S12 W10 FOP=[YR=2021] S1 W13 N5 E11 S4 E2 $ W2 N4 W11 N24 E18 U3 R3 N9 E8 $ W8 N9 $ S18 D3 L3 W18 N21 $ PTR= W30 FUS=[YR=2021] W29 S44 E6 S4 E17 FSP=[YR=2021] E6 N12 W6 S12 $ N12 E6 N36 $ E30 $.

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	444.00	SF	10.00	10.00	100	2021	2021	3	100	4,440	

LAND DESCRIPTION

TOTAL OB/XF 4,440

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 02/22/2022 BY RK Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS