

LOT 49
ENCLAVE AT SUMMER BEACH
REVISION ONE PBK 8/277

LEE JENQ-BIAU & CINDY
96159 HANGING MOSS DR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-046E-0049-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	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

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3043.100	

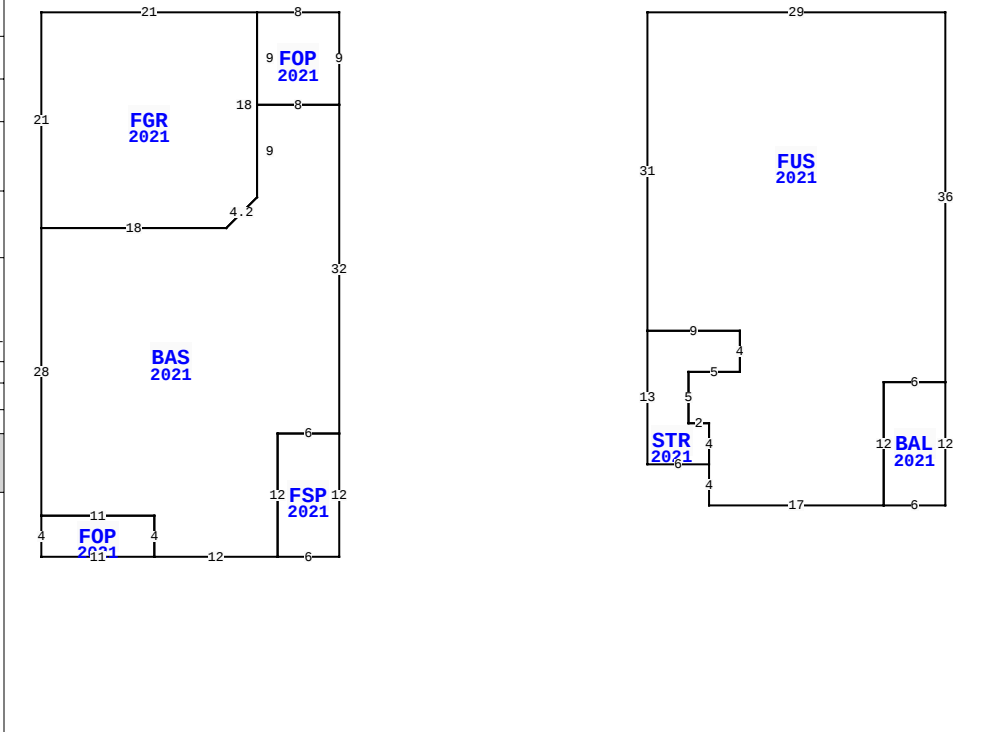
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	72	15	11	1,775
BAS	913	100	913	147,303
FGR	437	55	240	38,721
FOP	44	30	13	2,097
FOP	72	30	22	3,549
FSP	72	40	29	4,678
FUS	1,216	100	1,216	196,188
STR	80	10	8	1,291

TOTALS	2,906		2,452	395,604
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	0	0	238.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000100	C	SFR	100			0.00	0.00	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	11	2,452	170.6890	162.15	397,592	2021	2021	0	0	0.50	99.50
1 TOWNHOUSE - 100% - 2022						Heated Area: 2129			HX Base Yr 2022		



TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	238.00	SF	10.00	10.00	100	2021

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	238.00	SF	10.00	10.00	100	2021

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		395,604	
TOTAL MARKET OB/XF VALUE		2,380	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		512,984	
SOH/AGL Deduction		32,015	
ASSESSED VALUE		480,969	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		430,969	
TOTAL JUST VALUE		512,984	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		466,960	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009458	NEW CONSTR	271,913	06/01/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2483/1305	7/30/2021	WD Q	I	01	
GRANTOR: WINKEL MARK & JUDI TR					
GRANTEE: LEE JENQ-BIAU & CIN					
2430/0804	1/28/2021	SW Q	I	02	
GRANTOR: ARTISAN HOMES LLC					
GRANTEE: WINKEL MARK & JUDI					

BUILDING NOTES									
FOP=[YR=2021] W8 FGR=[YR=2021] W21 S21 BAS=[YR=2021] S28 FOP=[YR=2021] S4 E11 N4 W11 \$ E11 S4E12 FSP=[YR=2021] E6 N12 W6 S12 \$ N12 E6 N32W8 S9 D3 L3 W18 \$ E18 U3 R3 N18 \$ S9 E8 N9 \$ PTR= E30 FUS=[YR=2021] E29 S36 BAL=[YR=2021] S12 W6 N12 E6 \$ W6 S12 W17 N4 STR=[YR=2021] W6 N13 E9 S4 W5 S5 E2S4 \$ N4 W2 N5 E5 N4 W9 N31\$ W30 \$.									