LOT 1
ENCLAVE AT SUMMER BEACH PHASE
TWO-A & TWO-B OR 2434/722

GUSTAFSON FAMILY REV TRUST/GUSTAFSON MARTIN K TRUS
96089 MIMOSA DRIVE
FERNANDINA BEACH, FL 32034

2023

00-SB-30-047E-0001-0000

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	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

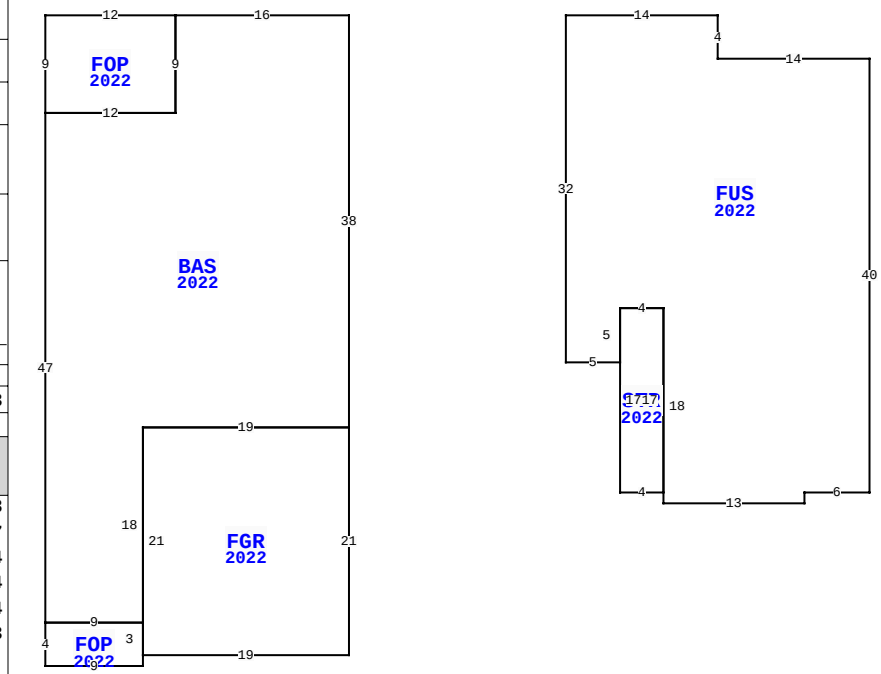
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,118	100	1,118	176,208
FGR	399	55	219	34,517
FOP	36	30	11	1,734
FOP	108	30	32	5,044
FUS	1,061	100	1,061	167,224
STR	68	10	7	1,103
TOTALS	2,790		2,448	385,829

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,448	110.6028	157.61	385,829	2022	2022	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2023 Heated Area: 2179 HX Base Yr



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

96089 MIMOSA DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	385,829
TOTAL MARKET OB/XF VALUE	2,920
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	513,749
SOH/AGL Deduction	0
ASSESSED VALUE	513,749
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	513,749
TOTAL JUST VALUE	513,749
NCON VALUE	388,749
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008035	CO ISSUED	0	09/12/2022
20218035	NEW CONSTR	309,686	08/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2594/1125	10/04/2022	SW	Q	I	01	531,000

GRANTOR: ENCLAVE PHASE II PART

GRANTEE: GUSTAFSON FAMILY RE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W16 S9 W12 S47 E9 N18 E19 N38 $
FUS=[YR=2022;ORIG=20,0] E14 S4 E14 S40 W6 S1 W13 N18 W4 S5 W5 N32 $
FGR=[YR=2022;ORIG=-19,59] E19 N21 W19 S21 $
FOP=[YR=2022;ORIG=-16,0] W12 S9 E12 N9 $
STR=[YR=2022;ORIG=29,44] W4 N17 E4 S17 $
FOP=[YR=2022;ORIG=-28,56] S4 E9 N1 N3 W9 $
PTR=[ORIG=0,0] E20 W20 $
.

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	292.00	SF	10.00	10.00	100	2022	2022	3	100	2,920	

LAND DESCRIPTION

TOTAL OB/XF 2,920

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 10/06/2022 BY TW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/02/2023 BY SYS