

LOT 3
ENCLAVE AT SUMMER BEACH PHASE
TWO-A & TWO-B OR 2434/722

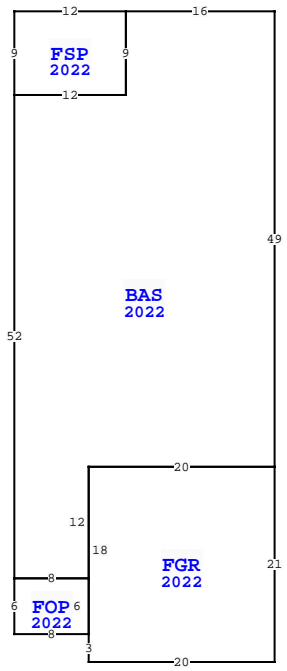
ALCINI AMY ELIZABETH ET AL/ZACK MICHAEL GERARD
96073 MIMOSA DR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-047E-0003-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	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
BAS	1,360	100	1,360
FGR	420	55	231
FOP	48	30	14
FSP	108	40	43
TOTALS	1,936		1,648
			270,338

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR	CUST	- 0%	- 2023								
				Heated Area:	1360			HX Base Yr				



NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 8	Tax Dist:			
BUILDING MARKET VALUE			270,338	
TOTAL MARKET OB/XF VALUE			2,960	
TOTAL LAND VALUE - MARKET			125,000	
TOTAL MARKET VALUE			398,298	
SOH/AGL Deduction			0	
ASSESSED VALUE			398,298	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			398,298	
TOTAL JUST VALUE			398,298	
NCON VALUE			273,298	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			115,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008924	CO ISSUED	0	06/10/2022
20215481	NEW CONSTR	0	06/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2645/1843	5/31/2023	WD	Q	I	01	580,000
GRANTOR: ALCINI BRAD WILLIAM						
GRANTEE: ALCINI AMY ELIZABET						
2573/1791	6/09/2022	SW	Q	I	01	470,800
GRANTOR: ENCLAVE PHASE II PART						
GRANTEE: ALCINI BRAD WILLIAM						

EXTRA FEATURES																
L N	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	296.00	SF	10.00	10.00	100	2022	2022	3	100	2,960	

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

BUILDING NOTES												
96073 MIMOSA DR, FERNANDINA BEACH												

BUILDING DIMENSIONS												
BAS=[YR=2022] W16 FSP=[YR=2022] W12 S9 E12 N9\$ S9 W12 S52												
FOP=[YR=2022] S6 E8 FGR=[YR=2022] S3 E20 N21 W20 S18\$ N6 W8\$ E8 N12 E20 N49\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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								