LOT 13
ENCLAVE AT SUMMER BEACH PHASE
TWO-A & TWO-B OR 2434/722

DWYER P & J LIVING TRUST/DWYER PATRICK THOMAS TRUS
95992 MIMOSA DRIVE
FERNANDINA BEACH, FL 32034

2023

00-SB-30-047E-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

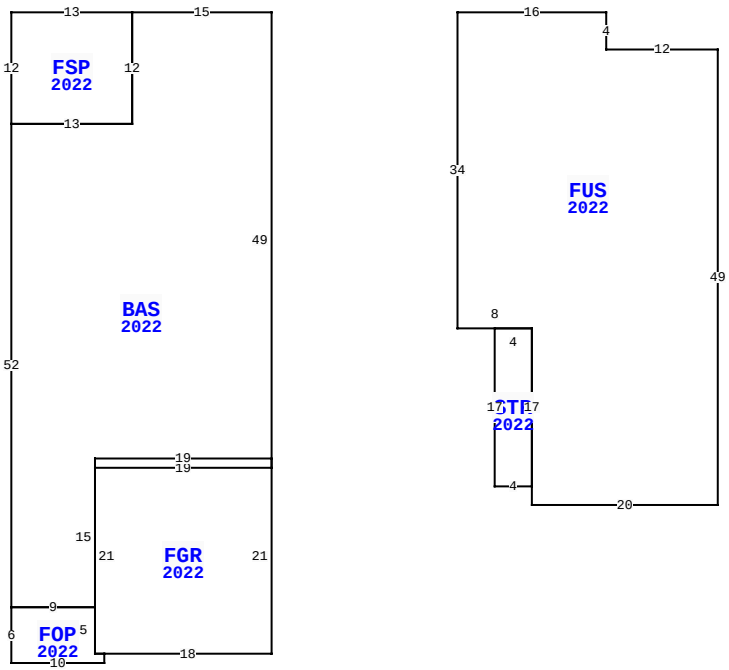
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,351	100	1,351	237,898
FGR	399	55	219	38,564
FOP	55	30	16	2,817
FSP	156	40	62	10,918
FUS	1,284	100	1,284	226,100
STR	68	10	7	1,233
TOTALS	3,313		2,939	517,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,939	123.5724	176.09	517,529	2022	2022	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2023 Heated Area: 2635 HX Base Yr 2023



95992 MIMOSA DR, 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		517,529
TOTAL MARKET OB/XF VALUE		3,000
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		645,529
SOH/AGL Deduction		0
ASSESSED VALUE		645,529
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		595,529
TOTAL JUST VALUE		645,529
NCON VALUE		520,529
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20216894	NEW CONSTR	0	07/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2596/0451	9/30/2022	SW	Q	I	02	789,400

GRANTOR: ENCLAVE PHASE II PART
GRANTEE: DWYER P & J LIVING

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W15 FSP=[YR=2022] W13 S12 E13 N12$ S12 W13 S52 FOP=[YR=2022] S6 E10 N1 FGR=[YR=2022] E18 N21 W19 S21 E1$ W1 N5 W9$ E9 N15 E19 N49$ PTR=E20 FUS=[YR=2022] E16 S4 E12 S49 W20 N2 STR=[YR=2022] W4 N17 E4 S17$ N17 W8 N34$ 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	100	0	0	300.00	SF	10.00	10.00	100	2022	2022	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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		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