

LOT 14
ENCLAVE AT SUMMER BEACH PHASE
TWO-A & TWO-B OR 2434/722

CONTRERAS REVOCABLE TRUST/CONTRERAS YVONNE A F TRU
95984 MIMOSA DR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-047E-0014-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1										
Exterior Wall	16	WD FR STUC 100	0500	01	1,648	115.1172	164.04	270,338	2022	2022	0	0	0.00	100.00											
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2023													Heated Area: 1360									
Roof Cover	08	CLAY TILE 100														HX Base Yr 2023									
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	SUBAREA MARKET VALUE																					
BAS	1,360	100	1,360	223,094																					
FGR	420	55	231	37,893																					
FOP	48	30	14	2,297																					
FSP	108	40	43	7,054																					
TOTALS			1,936	1,648	270,338																				
EXTRA FEATURES			95984 MIMOSA DR, FERNANDINA BEACH																						
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	0 100	0	0	264.00	SF	10.00	10.00	100	2022	2022	3	100	2,640										
2	0462	ST/AL FNC	0 100	18	4	72.00	SF	10.00	10.00	100	2022	2022	3	100	720										
3	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	100	300										
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																									

VALUATION BY STANDARD

Tax Group: 8 Tax Dist:

BUILDING MARKET VALUE 270,338

TOTAL MARKET OB/XF VALUE 3,660

TOTAL LAND VALUE - MARKET 125,000

TOTAL MARKET VALUE 398,998

SOH/AGL Deduction 0

ASSESSED VALUE 398,998

TOTAL EXEMPTION VALUE HX HB WX 55,000

BASE TAXABLE VALUE 343,998

TOTAL JUST VALUE 398,998

NCON VALUE 273,998

INCOME VALUE

PREVIOUS YEAR MKT VALUE 115,000

PERMIT NUM DESCRIPTION AMT ISSUED

22009322 CO ISSUED 0 06/17/2022

20216618 NEW CONSTR 0 07/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2578/1445	6/24/2022	SW	Q	I	01	435,800

GRANTOR: ENCLAVE PHASE II PART

GRANTEE: CONTRERAS REVOCABLE

BUILDING NOTES

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\$.