LOT 18
ENCLAVE AT SUMMER BEACH PHASE
TWO-A & TWO-B OR 2434/722

DAMA DON & CHRISTINE
96130 SYLVESTER DRIVE
FERNANDINA BEACH, FL 32034

2023

00-SB-30-047E-0018-0000

BUILDING CHARACTERISTICS

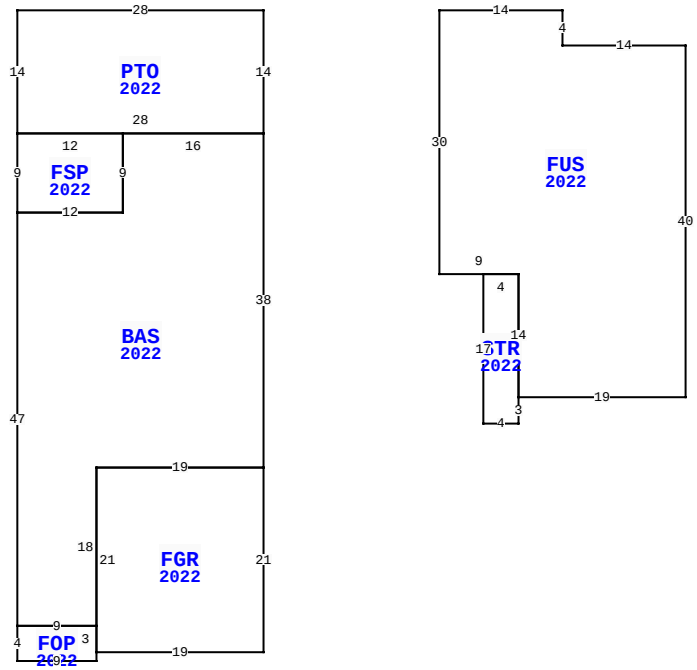
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	172,608
FGR	399	55	219	33,811
FOP	36	30	11	1,698
FSP	108	40	43	6,639
FUS	1,050	100	1,050	162,110
PTO	392	5	20	3,088
STR	68	10	7	1,081
TOTALS	3,171		2,468	381,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,468	108.3456	154.39	381,035	2022	2022	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2023 Heated Area: 2168 HX Base Yr 2023



96130 SYLVESTER DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		381,035
TOTAL MARKET OB/XF VALUE		4,390
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		510,425
SOH/AGL Deduction		0
ASSESSED VALUE		510,425
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		460,425
TOTAL JUST VALUE		510,425
NCON VALUE		385,425
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004900	CO ISSUED	0	09/09/2022
20214900	NEW CONSTR	0	06/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2643/934	5/23/2023	QC	U	I	11	100
GRANTOR: DAMA DON L/E						
GRANTEE: DAMA DON & CHRISTIN						
2591/0932	9/13/2022	WD	U	I	11	100
GRANTOR: DAMA DON						
GRANTEE: DAMA CHRISTINE LAUR						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] W28 S14 FSP=[YR=2022] S9 BAS=[YR=2022] S47 FOP=[YR=2022] S4 E9 N1 FGR=[YR=2022] E19 N21 W19 S21$ N3 W9 $ E9 N18 E19 N38 W16 S9 W12$ E12 N9 W12$ E28 N14$ PTR=E20 FUS=[YR=2022] E14 S4 E14 S40 W19 STR=[YR=2022] S3 W4 N17 E4 S14$ N14 W9 N30$ 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	439.00	SF	10.00	10.00	100	2022	2022	3	100	4,390	

LAND DESCRIPTION

TOTAL OB/XF 4,390

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