LOT 20
ENCLAVE AT SUMMER BEACH PHASE
TWO-A & TWO-B OR 2434/722

TURPIN MARK EDWARD & TRACY L
96114 SYLVESTER DRIVE
FERNANDINA BEACH, FL 32034

2023

00-SB-30-047E-0020-0000

BUILDING CHARACTERISTICS

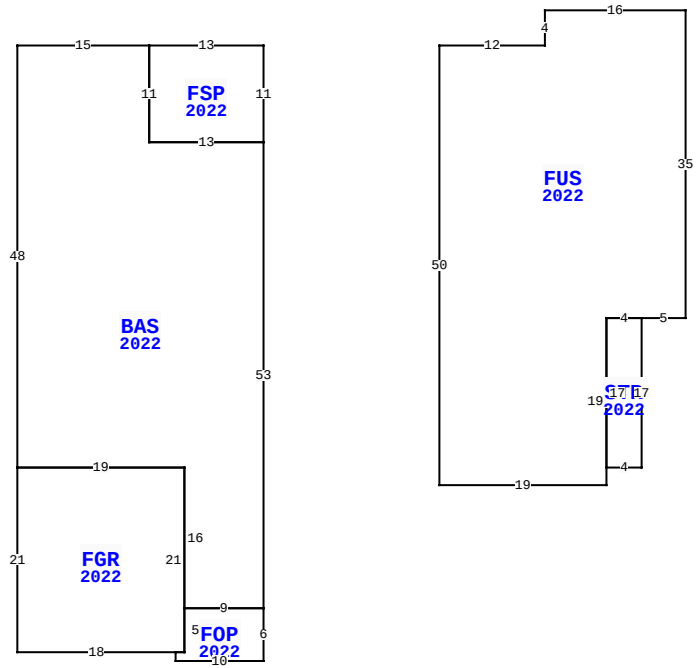
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,345	100	1,345	227,009
FGR	399	55	219	36,963
FOP	55	30	16	2,700
FSP	143	40	57	9,620
FUS	1,293	100	1,293	218,233
STR	68	10	7	1,181
TOTALS	3,303		2,937	495,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,937	118.4400	168.78	495,707	2022	2022	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2023 Heated Area: 2638 HX Base Yr



96114 SYLVESTER DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	495,707
TOTAL MARKET OB/XF VALUE	4,050
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	624,757
SOH/AGL Deduction	0
ASSESSED VALUE	624,757
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	624,757
TOTAL JUST VALUE	624,757
NCON VALUE	499,757
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013961	NEW CONSTR	420,961	10/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2592/0089	9/16/2022	SW	Q	I	02	748,400

GRANTOR: ENCLAVE PHASE II PART

GRANTEE: TURPIN MARK EDWARD

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W13 BAS=[YR=2022] W15 S48 FGR=[YR=2022] S21 E18 FOP=[YR=2022] S1 E10 N6 W9 S5 W1$ E1 N21 W19$ E19 S16 E9 N53 W13 N11$ S11 E13 N11$ PTR=E20 FUS=[YR=2022] E12 N4 E16 S35 W5 STR=[YR=2022] S17 W4 N17 E4$W4 S19 W19 N50$ 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	405.00	SF	10.00	10.00	100	2022	2022	3	100	4,050	

LAND DESCRIPTION

TOTAL OB/XF 4,050

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