LOT 23
ENCLAVE AT SUMMER BEACH PHASE
TWO-A & TWO-B OR 2434/722

BATTEN ERIC K
95148 WILLET WAY
FERNANDINA BEACH, FL 32034

2023

00-SB-30-047E-0023-0000

BUILDING CHARACTERISTICS

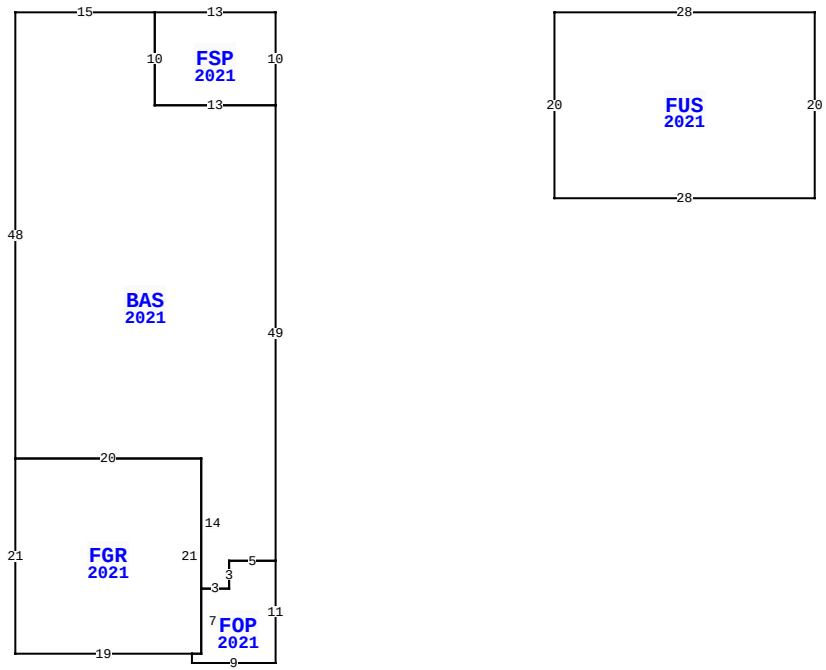
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,311	100	1,311	216,408
FGR	420	55	231	38,131
FOP	80	30	24	3,962
FSP	130	40	52	8,584
FUS	560	100	560	92,439
TOTALS	2,501		2,178	359,523

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,178	116.4240	165.90	361,330	2021	2021	0	0	0	0.50	99.50

1 SFR CUST – 0% - 0 Heated Area: 1871 HX Base Yr



96127 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	359,523
TOTAL MARKET OB/XF VALUE	5,040
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	489,563
SOH/AGL Deduction	0
ASSESSED VALUE	489,563
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	489,563
TOTAL JUST VALUE	489,563
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	502,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20209523	NEW CONSTR	0	11/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2498/1012	9/08/2021	SW	Q	I	02	535,500

GRANTOR: ENCLAVE PHASE II PART

GRANTEE: BATTEN ERIC K

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W13 BAS=[YR=2021] W15 S48 FGR=[YR=2021] S21 E19 FOP=[YR=2021] S1 E9 N11 W5 S3 W3 S7 W1 $ E1 N21 W20 $ E20 S14 E3 N3 E5 N49 W13 N10 $ S10 E13 N10$ PTR= E30 FUS=[YR=2021] E28 S20 W28 N20 $ W30 $.

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	504.00	SF	10.00	10.00	100	2021	2021	3	100	5,040	

LAND DESCRIPTION

TOTAL OB/XF 5,040

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	000134	C	SFR POND	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 12/08/2021 BY RK Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/02/2023 BY SYS