LOT 27
ENCLAVE AT SUMMER BEACH PHASE
TWO-A & TWO-B OR 2434/722

ADAMS WILLAM R III & CATHERINE/
96183 SYLVESTER DRIVE
FERNANDINA BEACH, FL 32034

2023

00-SB-30-047E-0027-0000

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 80
Interior Floo	11	CLAY TILE 20
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	02	Quality Level 02

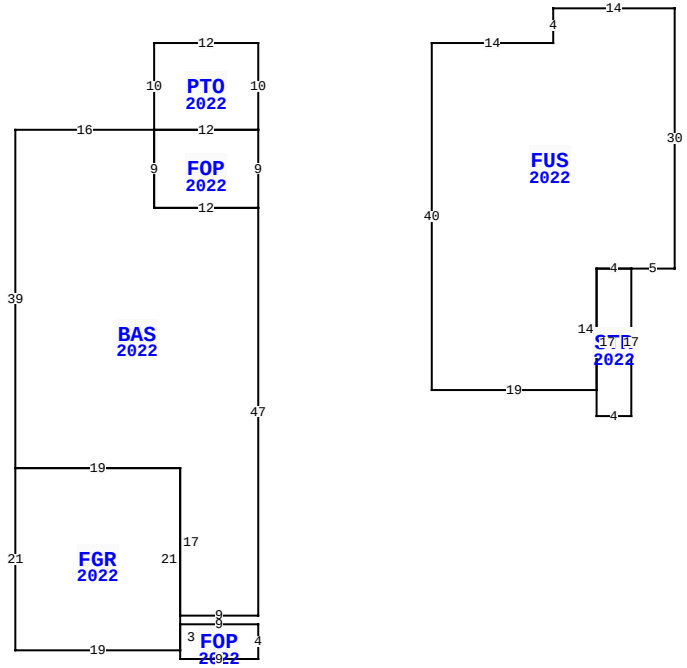
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,137	100	1,137	184,114
FGR	399	55	219	35,463
FOP	36	30	11	1,781
FOP	108	30	32	5,182
FUS	1,050	100	1,050	170,027
PTO	120	5	6	972
STR	68	10	7	1,134
TOTALS	2,918		2,462	398,672

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,462	113.6352	161.93	398,672	2022	2022	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2023 Heated Area: 2187 HX Base Yr



96183 SYLVESTER 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	398,672
TOTAL MARKET OB/XF VALUE	3,720
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	527,392
SOH/AGL Deduction	0
ASSESSED VALUE	527,392
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	527,392
TOTAL JUST VALUE	527,392
NCON VALUE	402,392
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006521	CO ISSUED	0	09/13/2022
20214559	NEW CONSTR	0	05/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2589/1060	9/06/2022	SW	Q	I	01	621,300

GRANTOR: ENCLAVE PHASE II PART

GRANTEE: ADAMS WILLAM R III

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] W12 S10 BAS=[YR=2022] W16 S39 FGR=[YR=2022] S21 E19 FOP=[YR=2022] S1 E9 N4 W9 S3$ N21 W19$ E19 S17 E9 N47 FOP=[YR=2022] N9 W12 S9 E12$ W12 N9$ E12 N10$ PTR=E20 FUS=[YR=2022] E14 N4 E14 S30 W5 STR=[YR=2022] S17 W4 N17 E4$ W4 S14 W19 N40$ 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	372.00	SF	10.00	10.00	100	2022	2022	3	100	3,720	

LAND DESCRIPTION

TOTAL OB/XF 3,720

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 12/02/2022 BY TW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/02/2023 BY SYS