

LOT 29
ENCLAVE AT SUMMER BEACH PHASE
TWO-A & TWO-B OR 2434/722

TROUTMAN STEVE & MIRIAM
2625 MANOR CREEK CT
CUMMING, GA 30041

2023

00-SB-30-047E-0029-0000



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	13	LVT/LAMNT 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		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	1,345	100	1,345	201,871
FGR	399	55	219	32,870
FOP	55	30	16	2,401
FOP	143	30	43	6,454
FUS	1,293	100	1,293	194,066
STR	56	10	6	901

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,922	105.3270	150.09	438,563	2022	2022	0	0	0	0.00	100.00
1 SFR CUST - 0% - 2023												
Heated Area: 2638												
HX Base Yr												

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		438,563	
TOTAL MARKET OB/XF VALUE		3,360	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		566,923	
SOH/AGL Deduction		0	
ASSESSED VALUE		566,923	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		566,923	
TOTAL JUST VALUE		566,923	
NCON VALUE		441,923	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		115,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2205758	CO ISSUED	0	08/01/2022
20215758	NEW CONSTR	0	06/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2587/1019	8/26/2022	SW	Q	I	01	648,400
GRANTOR: ENCLAVE PHASE II PART						
GRANTEE: TROUTMAN STEVE & MI						

BUILDING NOTES						
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BUILDING DIMENSIONS						
FOP=[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=E15 FUS=[YR=2022] E12 N4 E16 S35 W5 STR=[YR=2022] S14 W4 N14 E4\$ W4 S19 W19 N50\$ W15\$.						

TOTALS		3,291		2,922		438,563		96199 SYLVESTER DR, FERNANDINA BEACH					XF DATE				LAND DATE			
													INC DATE				AG DATE			
EXTRA FEATURES																				
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	0	0	0		336.00	SF	10.00	10.00	100	2022	2022	3	100	3,360			

LAND DESCRIPTION										TOTAL OB/XF										3,360									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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												