LOT 43
ENCLAVE AT SUMMER BEACH
PB 7/318

SKAY CRAIG E & KIMBERLY L
96081 ENCLAVE MNR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-045E-0043-0000

BUILDING CHARACTERISTICS

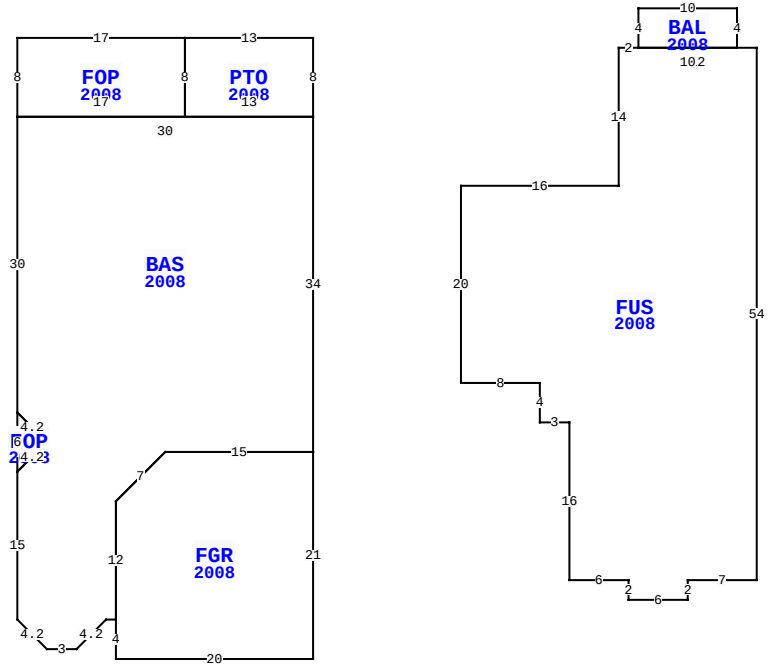
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06
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
BAL	40	15	6	874
BAS	1,212	100	1,212	176,607
FGR	408	55	224	32,640
FOP	9	30	3	438
FOP	136	30	41	5,975
FUS	1,200	100	1,200	174,858
PTO	104	5	5	729
TOTALS	3,109		2,691	392,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,691	165.8160	157.53	423,913	2008	2008	0	0	0	7.50	92.50

1 TOWNHOUSE - 100% - 2022 Heated Area: 2412 HX Base Yr 2022



96081 ENCLAVE MNR, FERNANDINA BEACH

BLD DATE	12/01/2008 DJ	LGL DATE	
XF DATE		LAND DATE	04/15/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		392,120
TOTAL MARKET OB/XF VALUE		5,114
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		537,234
SOH/AGL Deduction		49,780
ASSESSED VALUE		487,454
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		437,454
TOTAL JUST VALUE		537,234
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		514,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20561	CO ISSUED	0	10/21/2008
C20563	CO ISSUED	0	10/21/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2446/0461	3/24/2021	WD	Q	I	01	535,000
GRANTOR: HOLLY INVESTMENTS LIM						
GRANTEE: SKAY CRAIG E & KIMB						
1680/0057	5/27/2010	WD	U	I	12	269,000
GRANTOR: FIRST NATIONAL BANK O						
GRANTEE: HOLLY INVESTMENTS L						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2008] W13 FOP=[YR=2008] W17 S8 BAS=[YR=2008] S30FOP=[YR=2008] S6 R3 U3 U3 L3 $ D3 R3 D3 L3 S15 D3 R3 E3 U3 R3 E1 FGR=[YR=2008] S4 E20 N21 W15 D5 L5 S12$ N12 U5 R5 E15 N34 W30$ E17 N8$ S8 E13 N8 $ PTR=E15 S15 FUS=[YR=2008] E16 N14 E2 BAL=[YR=2008] N4E10S4W10$ E12 S54 W7 S2 W6 N2 W6 N16 W3 N4 W8 N20$ N15W15$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	92	1,840	
2	0810	CONCRETE A	0	100	45	4	180.00	SF	6.50	6.50	100	2008	2008	3	89	1,041	
3	0810	CONCRETE A	0	100	0	0	386.00	SF	6.50	6.50	100	2008	2008	3	89	2,233	

LAND DESCRIPTION

TOTAL OB/XF 5,114

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	140,000.00	140,000.00	140,000							

REVIEW DATE 10/31/2019 BY DJA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/06/2024 BY SYS