

LOT 58
ENCLAVE AT SUMMER BEACH
PB 7/318

MOYER STEVEN S & BRIDGET NICOLE L/E/
96125 RODDENBERRY WAY
FERNANDINA BEACH, FL 32034

2024

00-SB-30-045E-0058-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																								
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																										
Exterior Wall	16	WD FR STUC 100	0320	11	2,780	170.2829	161.77	449,721	2008	2008	0	0	0	7.50	92.50	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 TOWNHOUSE - 100% - 2023													Heated Area: 2409													HX Base Yr 2023												
Roof Cover	08	CLAY TILE 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	11	CLAY TILE 60																																							
Interior Floo	14	CARPET 40																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms	4	100																																							
Bathrooms	3.5	100																																							
Frame	02	WOOD FRAME 100																																							
Stories	3.	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	56	15	8	1,197																																					
BAS	390	100	390	58,358																																					
FGR	476	55	262	39,205																																					
FOP	52	30	16	2,394																																					
FOP	56	30	17	2,544																																					
FOP	56	30	17	2,544																																					
FST	25	55	14	2,095																																					
FST	25	55	14	2,095																																					
FST	41	55	23	3,442																																					
FUS	1,008	100	1,008	150,834																																					
TOTALS	3,196		2,780	415,992																																					
EXTRA FEATURES			96125 RODDENBERRY WAY, FERNANDINA BEACH																																						
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	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	20	9		180.00	SF 6.50	6.50	100	2008	2008	3	89	1,041																									
3	0810	CONCRETE A	0	100	7	8		56.00	SF 6.50	6.50	100	2008	2008	3	89	324																									
4	0855	CONC PAVER	0	100	0	0		180.00	SF 10.00	10.00	100	2008	2008	3	89	1,602																									
5	1126	CB/STC 8"	0	100	0	0		148.00	SF 8.00	8.00	100	2008	2008	3	89	1,054																									
6	0410	ELEVATOR	0	100	0	0		1.00	UT 10,000.00	10,000.00	100	2008	2008	3	100	10,000																									
TOTAL OB/XF 15,861																																									
LAND DESCRIPTION																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																																									