LOT 59
ENCLAVE AT SUMMER BEACH
PB 7/318

MALCOLM SHARON M L/E/
7846 ANDREWS WAY
BOULDER, CO 80303

2024

00-SB-30-045E-0059-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

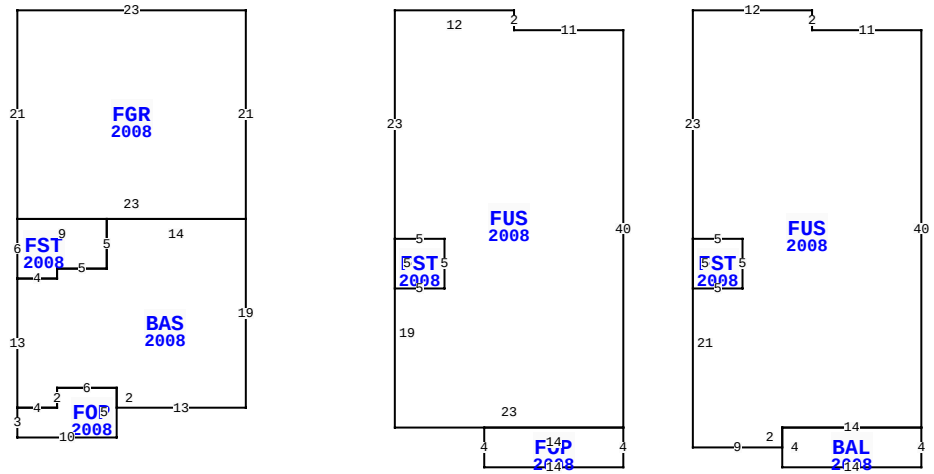
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	3.	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	376	100	376	56,264
FGR	483	55	266	39,804
FOP	42	30	13	1,945
FOP	56	30	17	2,544
FST	25	55	14	2,095
FST	25	55	14	2,095
FST	49	55	27	4,040
FUS	944	100	944	141,258
FUS	962	100	962	143,951
TOTALS	3,018		2,641	395,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,641	170.2829	161.77	427,235	2008	2008	0	0	0	7.50	92.50

1 TOWNHOUSE – 100% - 2018 Heated Area: 2282 HX Base Yr



96124 RODDENBERRY WAY, FERNANDINA BEACH

BLD DATE	11/27/2008 DJ	LGL DATE	
XF DATE		LAND DATE	04/15/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		395,192
TOTAL MARKET OB/XF VALUE		15,338
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		550,530
SOH/AGL Deduction		6,968
ASSESSED VALUE		543,562
TOTAL EXEMPTION VALUE	13	543,562
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		550,530
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		527,730

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20540	NEW CONSTR	0	12/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2680/1034	10/23/2023	QC	U	I	11	100
GRANTOR: MALCOLM SHARON M						
GRANTEE: MALCOLM STEWART						
1684/0908	6/18/2010	WD	U	I	12	289,000
GRANTOR: FIRST NATIONAL BANK O						
GRANTEE: CROSSFIELD CHARLES						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2008] W23 S21 FST=[YR=2008] S6 BAS=[YR=2008] S13 FOP=[YR=2008] S3 E10 N5 W6 S2 W4$ E4 N2 E6 S2 E13 N19 W14 S5 W5 S1 W4$ E4 N1 E5 N5 W9$ E23 N21$ PTR=E15 FUS=[YR=2008] E12 S2 E11 S40 FOP=[YR=2008] S4 W14 N4 E14$ W23 N19 FST=[YR=2008] E5 S5 W5N5$ N23$ W15$ PTR=E45 FUS=[YR=2008] E12 S2 E11 S40 BAL=[YR=2008] S4 W14 N4 E14$ W14 S2 W9 N21 FST=[YR=2008] E5S5W5N5$ N23$ W45$.

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	19	9	171.00	SF	6.50	6.50	100	2008	2008	3	89	989	
3	0855	CONC PAVER	0	100	0	0	161.00	SF	10.00	10.00	100	2008	2008	3	89	1,433	
4	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2008	2008	3	100	10,000	
5	1126	CB/STC 8"	0	100	0	0	120.00	SF	8.00	8.00	100	2008	2008	3	89	854	
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2008	2008	3	74	222	

LAND DESCRIPTION

TOTAL OB/XF 15,338

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