LOT 1
PT OR 2170/137
ENCLAVE AT SUMMER BEACH

DOSHI KISHORE J & JEANNE
96009 ENCLAVE MNR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-046E-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

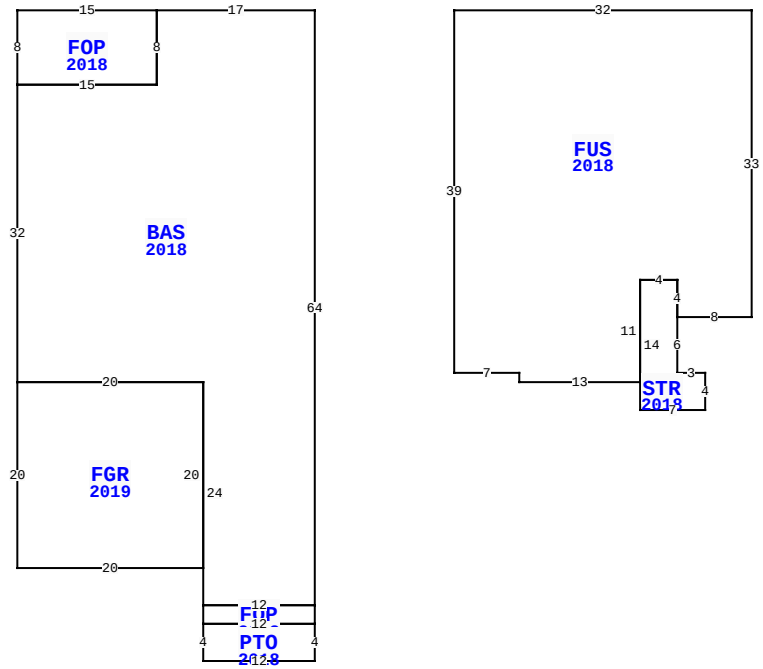
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3043.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,448	100	1,448	323,853
FGR	400	55	220	49,204
FOP	24	30	7	1,566
FOP	120	30	36	8,052
FUS	1,173	100	1,173	262,347
PTO	48	5	2	448
STR	68	10	7	1,566
TOTALS	3,281		2,893	647,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,893	152.9258	229.39	663,625	2018	2018	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2021 Heated Area: 2621 HX Base Yr 2021



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2024 MLU
INC DATE		AG DATE	

96009 ENCLAVE MNR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		647,034
TOTAL MARKET OB/XF VALUE		7,509
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		819,543
SOH/AGL Deduction		506,335
ASSESSED VALUE		313,208
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		263,208
TOTAL JUST VALUE		819,543
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		740,578

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000338	REMFGRDR	0	01/13/2020
B1802303	NEW CONSTR	325,167	03/05/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2295/1788	7/31/2019	SW	Q	I	02	599,000
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: DOSHI KISHORE J & J						
2170/0137	1/10/2018	SW	Q	V	05	3,900,000
GRANTOR: BIGHT ENTERPRISES LLC						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W17 FOP=[YR=2018] W15 S8 E15 N8$ S8 W15 S32
FGR=[YR=2019] S20 E20 N20 W20$ E20 S24 FOP=[YR=2018] S2
PTO=[YR=2018] S4 E12 N4 W12$ E12 N2 W12$ E12 N64$ PTR=E15
FUS=[YR=2018] E32 S33 W8 STR=[YR=2018] S6 E3 S4 W7 N14 E4
S4$ N4 W4 S11 W13 N1 W7 N39$ W15$.

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	100	0	0	502.00	SF	7.00	7.00	100	2018	2018	3	97	3,409	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2018	2018	3	82	4,100	

LAND DESCRIPTION

TOTAL OB/XF 7,509

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	165,000.00	165,000.00	165,000							

REVIEW DATE 05/06/2020 BY DJ Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS