

LOT 4  
ENCLAVE AT SUMMER BEACH  
REVISION ONE PBK 8/277

NELSON MARK J/VAN HOUTEN MARGARET  
95997 ENCLAVE MANOR  
FERNANDINA BEACH, FL 32034

2024

00-SB-30-046E-0004-0000



| 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            | 12  | HARDWOOD 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                  | 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      |

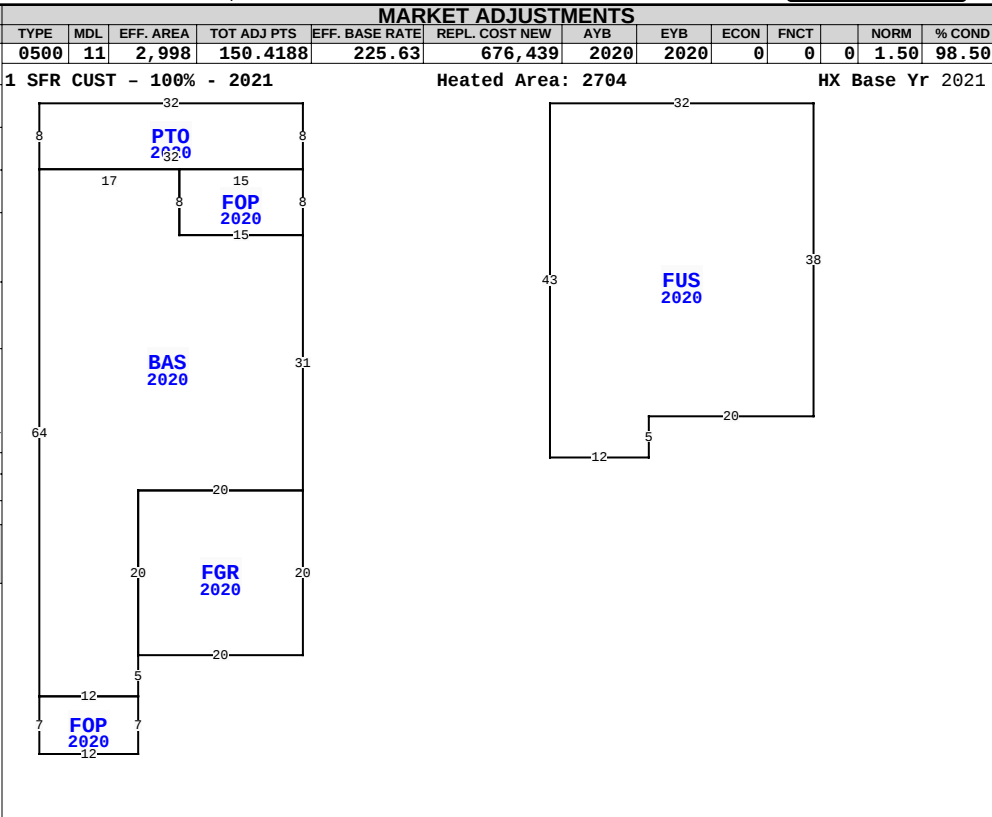
| NEIGHBORHOOD/LOC 3043.100 |                  |             |              |                      |
|---------------------------|------------------|-------------|--------------|----------------------|
| AREA TYPE                 | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                       | 1,428            | 100         | 1,428        | 317,367              |
| FGR                       | 400              | 55          | 220          | 48,894               |
| FOP                       | 84               | 30          | 25           | 5,556                |
| FOP                       | 120              | 30          | 36           | 8,001                |
| FUS                       | 1,276            | 100         | 1,276        | 283,585              |
| PTO                       | 256              | 5           | 13           | 2,889                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,564 |  | 2,998 | 666,292 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |     |   |        |    |          |                |
|----------------|------------|-------------|---------|-----|---|--------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W | UNITS  | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0500       | FP-PRE FAB  | 0       | 100 | 0 | 1.00   | UT | 3,500.00 | 3,500.00       |
| 2              | 0855       | CONC PAVER  | 0       | 100 | 0 | 326.00 | SF | 10.00    | 10.00          |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 100 |     | PUD      | 0.00  | 0.00  | 1.00        |

REVIEW DATE 02/24/2021 BY RK



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

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 6,692       |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1           | 000100   | C   | SFR                  | 100 |     | PUD      | 0.00  | 0.00  | 1.00        |

Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 8      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 8              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 666,292     |        |
| TOTAL MARKET OB/XF VALUE  |  | 6,692       |        |
| TOTAL LAND VALUE - MARKET |  | 165,000     |        |
| TOTAL MARKET VALUE        |  | 837,984     |        |
| SOH/AGL Deduction         |  | 310,100     |        |
| ASSESSED VALUE            |  | 527,884     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,000 |
| BASE TAXABLE VALUE        |  | 477,884     |        |
| TOTAL JUST VALUE          |  | 837,984     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 757,887     |        |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20003201   | NEW CONSTR  | 342,913 | 04/14/2020 |

| SALES DATA                     |            |           |     |     |           |
|--------------------------------|------------|-----------|-----|-----|-----------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD    |
| 2398/1737                      | 10/05/2020 | SW        | Q   | I   | 01        |
| GRANTOR: ARTISAN HOMES LLC     |            |           |     |     | 620,800   |
| GRANTEE: NELSON MARK J & MAR   |            |           |     |     |           |
| 2170/0137                      | 1/10/2018  | SW        | Q   | V   | 05        |
| GRANTOR: BIGHT ENTERPRISES LLC |            |           |     |     | 3,900,000 |
| GRANTEE: ARTISAN HOMES LLC     |            |           |     |     |           |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                       |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| PTO=[YR=2020] W32 S8 BAS=[YR=2020] S64 FOP=[YR=2020] S7 E12 N7 W12 \$ E12 N5 FGR=[YR=2020] E20 N20 W20 S20 \$ N20 E20 N31 FOP=[YR=2020] N8 W15 S8 E15 \$ W15 N8 W17 \$ E32 N8 \$ PTR= E30 FUS=[YR=2020] E32 S38 W20 S5 W12 N43 \$ W30 \$. |  |  |  |  |  |  |  |  |  |