LOT 7
ENCLAVE AT SUMMER BEACH
REVISION TWO OR 2370/1528

DYE FAMILY REV LIVING TRUST/DYE H MICHAEL TRUSTEE
96022 ENCLAVE MANOR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-046E-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

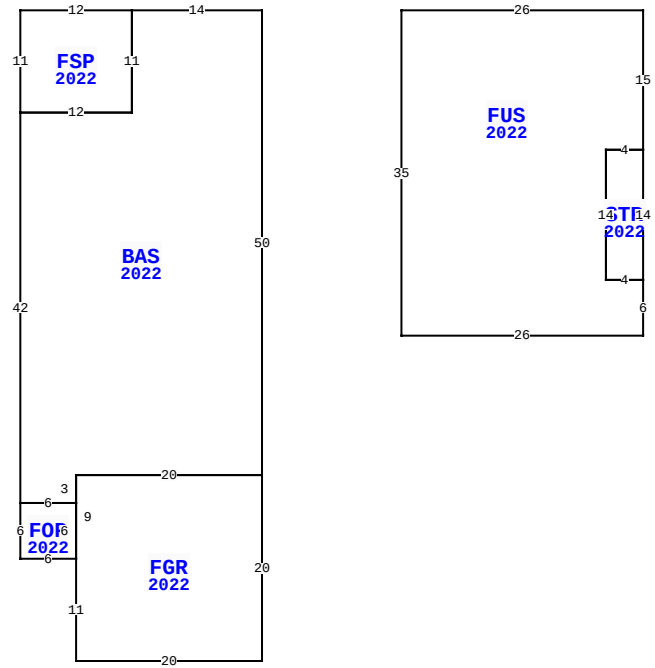
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,186	100	1,186	283,476
FGR	400	55	220	52,584
FOP	36	30	11	2,629
FSP	132	40	53	12,668
FUS	854	100	854	204,122
STR	56	10	6	1,434
TOTALS	2,664		2,330	556,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,330	160.1477	240.22	559,713	2022	2022	0	0	0	0.50	99.50

1 SFR CUST – 0% - 2023 Heated Area: 2040 HX Base Yr



96022 ENCLAVE MNR, FERNANDINA BEACH

BLD DATE		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	556,914
TOTAL MARKET OB/XF VALUE	3,040
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	724,954
SOH/AGL Deduction	10,208
ASSESSED VALUE	714,746
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	714,746
TOTAL JUST VALUE	724,954
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	649,769

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009715	CO ISSUED	0	11/04/2022
21014113	NEW CONSTR	331,277	10/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2603/1959	11/17/2022	SW	Q	I	01	778,300
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: DYE FAMILY REVOCABL						
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=2022] W14 FSP=[YR=2022] W12 S11 E12 N11$ S11 W12 S42 FOP=[YR=2022] S6E6 FGR=[YR=2022] S11E20 N20 W20 S9 $ N6W6$ E6 N3 E20 N50$ PTR=E15 FUS=[YR=2022] E26 S15 STR=[YR=2022] S14 W4 N14 E4$ W4 S14 E4 S6 W26 N35$ 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	0	0	0	304.00	SF	10.00	10.00	100	2022	2022	3	100	3,040	

LAND DESCRIPTION

TOTAL OB/XF 3,040

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							

REVIEW DATE 03/06/2023 BY DJ Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS