LOT 9
ENCLAVE AT SUMMER BEACH
REVISION ONE PBK 8/277

MESSINA WAYNE J & LORI
2814 ROYAL ISLE DR
TALLAHASSEE, FL 32312

2024

00-SB-30-046E-0009-0000

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		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

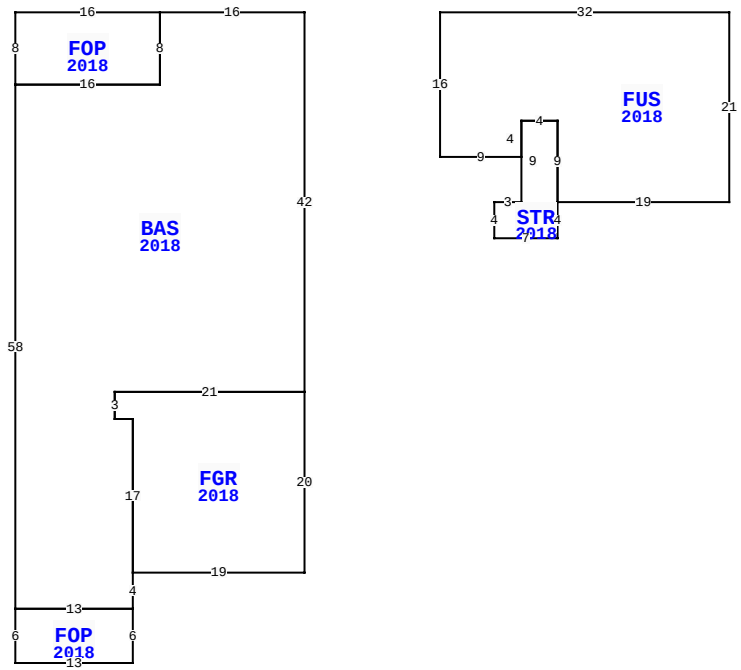
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3043.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,522	100	1,522	354,886
FGR	386	55	212	49,433
FOP	78	30	23	5,363
FOP	128	30	38	8,861
FUS	591	100	591	137,805
STR	64	10	6	1,399
TOTALS	2,769		2,392	557,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,392	159.4333	239.15	572,047	2018	2018	0	0	0	2.50	97.50

1 SFR CUST – 0% - 0 Heated Area: 2113 HX Base Yr



96014 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	557,746
TOTAL MARKET OB/XF VALUE	3,422
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	726,168
SOH/AGL Deduction	184,354
ASSESSED VALUE	541,814
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	541,814
TOTAL JUST VALUE	726,168
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	651,026

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1812054	CO ISSUED	0	12/10/2018
B1801350	NEW CONSTR	266,154	02/07/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2404/0319	10/20/2020	WD	Q	I	01	541,000
GRANTOR: KAISER DAVID & RUTH						
GRANTEE: MESSINA WAYNE J & L						
2254/0351	1/31/2019	SW	Q	I	02	472,000
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: KAISER DAVID & RUTH						

BUILDING NOTES

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	504.00	SF	7.00	7.00	100	2018	2018	3	97	3,422	

BUILDING DIMENSIONS

BAS=[YR=2018] W16 FOP=[YR=2018] W16 S8 E16 N8$ S8 W16 S58 FOP=[YR=2018] S6 E13 N6 W13$ E13 N4 FGR=[YR=2018] E19 N20 W21 S3 E2 S17$ N17 W2 N3 E21 N42$ PTR=E15 FUS=[YR=2018] E32 S21 W19 STR=[YR=2018] S4 W7 N4 E3 N9 E4 S9$ N9 W4 S4 W9 N16$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 3,422

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 04/23/2024 BY KBA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS