LOT 10
ENCLAVE AT SUMMER BEACH
REVISION ONE PBK 8/277

TENNESON CORY AL & MIA BRANCH
30 JENNY DR
TIFTON, GA 31793

2024

00-SB-30-046E-0010-0000

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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

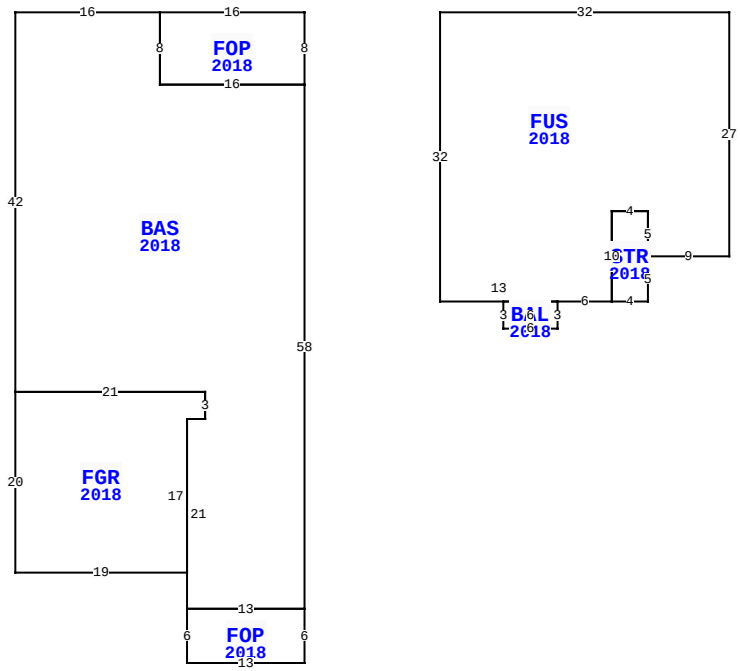
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3043.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	18	15	3	680
BAS	1,522	100	1,522	344,930
FGR	386	55	212	48,045
FOP	78	30	23	5,212
FOP	128	30	38	8,612
FUS	939	100	939	212,804
STR	40	10	4	907
TOTALS	3,111		2,741	621,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,741	154.9603	232.44	637,118	2018	2018	0	0	0	2.50	97.50

1 SFR CUST – 0% - 0 Heated Area: 2461 HX Base Yr



96010 ENCLAVE MNR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	621,190
TOTAL MARKET OB/XF VALUE	3,314
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	789,504
SOH/AGL Deduction	195,870
ASSESSED VALUE	593,634
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	593,634
TOTAL JUST VALUE	789,504
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	711,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801351	CO ISSUED	0	11/29/2018
B1801351	NEW CONSTR	306,407	02/07/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2695/765	2/21/2024	WD	Q	I	01	850,000
GRANTOR: SUNSHINE BAYOU LLC						
GRANTEE: TENNESON CORY AL &						
2241/0916	11/30/2018	SW	Q	I	01	488,000
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: SUNSHINE BAYOU LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W16 BAS=[YR=2018] W16 S42 FGR=[YR=2018] S20 E19 N17 E2 N3 W21$ E21 S3 W2 S21 FOP=[YR=2018] S6 E13 N6 W13$ E13 N58 W16 N8$ S8 E16 N8$ PTR=E15 FUS=[YR=2018] E32 S27 W9 STR=[YR=2018] S5 W4 N10 E4 S5$ N5 W4 S10 W6 BAL=[YR=2018] S3 W6 N3 E6$ W13 N32$ 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	488.00	SF	7.00	7.00	100	2018	2018	3	97	3,314	

LAND DESCRIPTION

TOTAL OB/XF 3,314

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