



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		3.5 100
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	325,514
FGR	400	55	220	49,457
FOP	72	30	22	4,946
FOP	120	30	36	8,093
FUS	1,180	100	1,180	265,266
STR	40	10	4	900

TOTALS	3,260		2,910	654,174
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	399.00	SF	10.00	10.00
2	0410	ELEVATOR	0 100	0	0	1.00	UT	10,000.00	10,000.00

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

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	11	2,910	152.9258	229.39	667,525	2019	2019	0	0
1 SFR CUST - 100% - 2020									
Heated Area: 2628									
HX Base Yr 2020									
95998 ENCLAVE MNR, FERNANDINA BEACH									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
04/15/2024 MLU									

TOTAL OB/XF									
13,910									

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13,910									

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		654,174	
TOTAL MARKET OB/XF VALUE		13,910	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		833,084	
SOH/AGL Deduction		309,245	
ASSESSED VALUE		523,839	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		473,839	
TOTAL JUST VALUE		833,084	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		753,585	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1811946	NEW CONSTR	332,223	12/05/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2308/0459	9/24/2019	SW	Q	I	01
GRANTOR: ARTISAN HOMES LLC					
GRANTEE: RUSSELL G TRAPOLINO					
2170/0137	1/10/2018	SW	Q	V	05
GRANTOR: BIGHT ENTERPRISES LLC					
GRANTEE: ARTISAN HOMES LLC					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2019] W15 BAS=[YR=2019] W17 S64 FOP=[YR=2019] S6 E12 N6 W12\$ E12 N4 FGR=[YR=2019] E20 N20 W20 S20\$ N20 E20 N32 W15 N8\$ S8 E15 N8\$ PTR=E15 FUS=[YR=2019] E32 S39 W3 S1 W4 N1 W13 STR=[YR=2019] N10 W4 S10 E4\$ N10 W4 S4 W4 S4 W4 N37\$ W15\$.									