



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		3.5 100
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

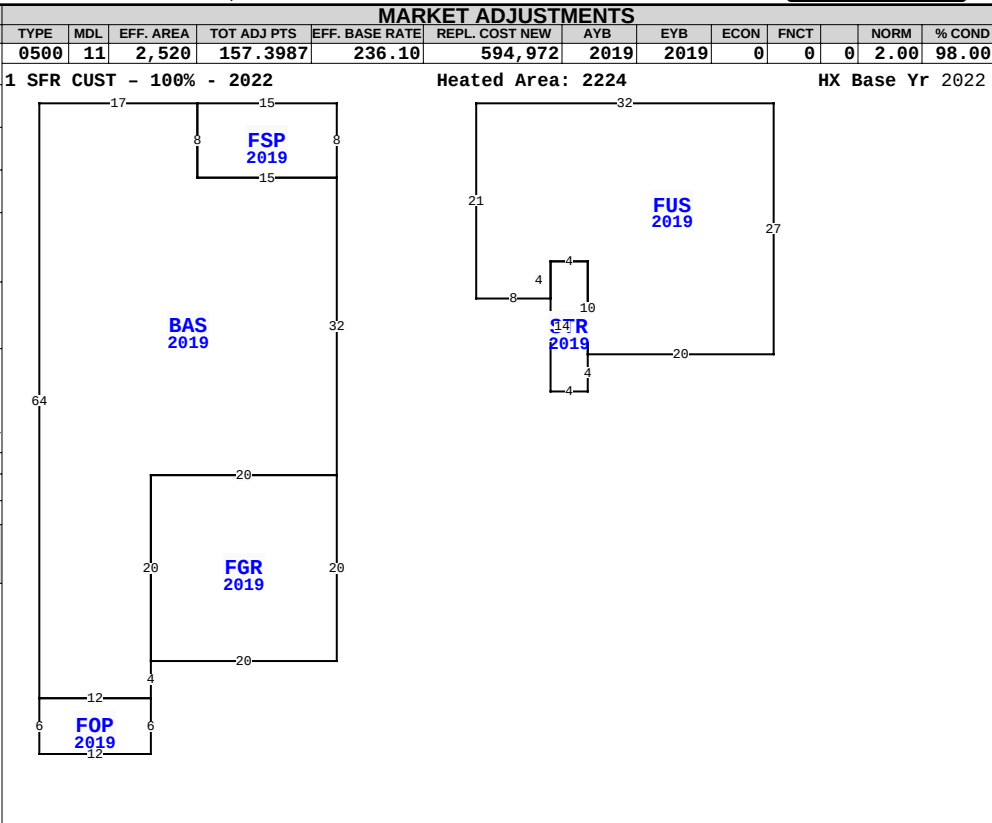
NEIGHBORHOOD/LOC 3043.100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,448	100	1,448	335,036
FGR	400	55	220	50,903
FOP	72	30	22	5,090
FSP	120	40	48	11,106
FUS	776	100	776	179,550
STR	56	10	6	1,389

TOTALS	2,872		2,520	583,073
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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	0	1.00	UT	3,500.00	3,500.00
2	0855	CONC PAVER	0 100	0	0	472.00	SF	10.00	10.00
3	0855	CONC PAVER	0 100	0	0	44.00	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	11/19/2019	BY	DJ
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96057 ENCLAVE MNR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/15/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	
2	0855	CONC PAVER	0 100	0	0	472.00	SF	10.00	10.00	100	2019	2019	3	98	4,626	
3	0855	CONC PAVER	0 100	0	0	44.00	SF	10.00	10.00	100	2019	2019	3	98	431	

TOTAL OB/XF										8,522						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00

Total Acres: 0.00	Total Land Value: 165,000	Market: 0	Agricultural: 0	Common: 165,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				583,073	
TOTAL MARKET OB/XF VALUE				8,522	
TOTAL LAND VALUE - MARKET				165,000	
TOTAL MARKET VALUE				756,595	
SOH/AGL Deduction				159,470	
ASSESSED VALUE				597,125	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				547,125	
TOTAL JUST VALUE				756,595	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				680,307	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011736	CO ISSUED	0	12/19/2019
19005794	NEW CONSTR	296,349	06/04/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2511/0171	11/03/2021	WD	Q	I	01	807,000
GRANTOR: HANSON JOHN EDWARD &						
GRANTEE: PAHWA SUDHIR K & CH						
2316/1779	10/31/2019	SW	Q	I	02	546,400
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: HANSON JOHN E & JAN						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[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 S27 W20 STR=[YR=2019] S4 W4 N14 E4 S10\$ N10 W4 S4 W8 N21\$ W15\$.									