LOT 30
ENCLAVE AT SUMMER BEACH
REVISION ONE PBK 8/277

MURPHY KEVIN J & DEBRA A
96061 ENCLAVE MANOR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-046E-0030-0000

BUILDING CHARACTERISTICS

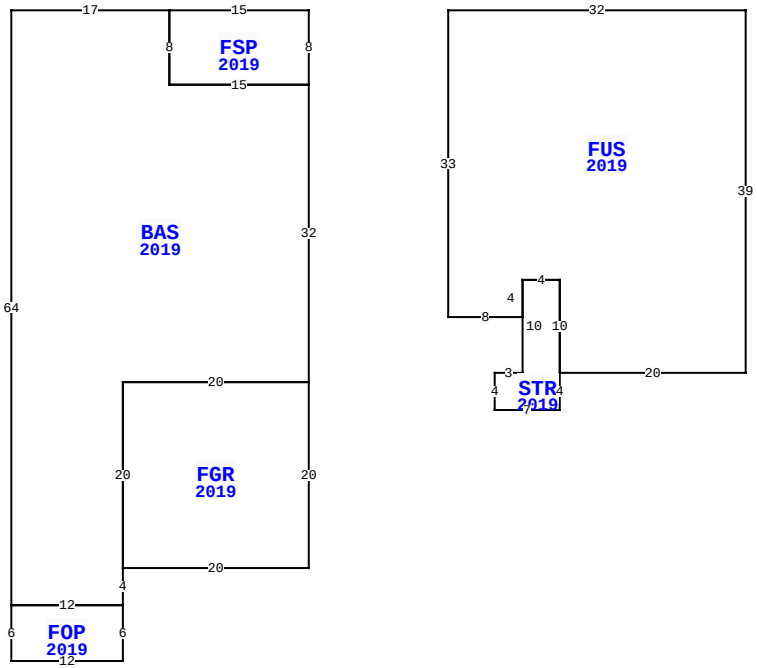
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	311,280
FGR	400	55	220	47,294
FOP	72	30	22	4,729
FSP	120	40	48	10,318
FUS	1,160	100	1,160	249,369
STR	68	10	7	1,505
TOTALS	3,268		2,905	624,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,905	146.2405	219.36	637,241	2019	2019	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2020 Heated Area: 2608 HX Base Yr 2020



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

96061 ENCLAVE MNR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		624,496
TOTAL MARKET OB/XF VALUE		4,958
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		794,454
SOH/AGL Deduction		306,922
ASSESSED VALUE		487,532
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		437,532
TOTAL JUST VALUE		794,454
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		716,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005790	NEW CONSTR	342,026	06/04/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2322/0206	11/15/2019	SW	Q	I	02	516,000
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: MURPHY KEVIN J & DE						
2170/0137	1/10/2018	SW	Q	V	05	3,900,000
GRANTOR: BIGHT ENTERPRISES LLC						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES

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 S39 W20 STR=[YR=2019] S4 W7 N4 E3 N10 E4 S10 $ N10 W4 S4 W8 N33$ 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	100	0	0	458.00	SF	10.00	10.00	100	2019	2019	3	98	4,488	
2	0855	CONC PAVER	0	100	0	0	48.00	SF	10.00	10.00	100	2019	2019	3	98	470	

LAND DESCRIPTION

TOTAL OB/XF 4,958

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

REVIEW DATE 12/31/2019 BY DJ Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS