LOT 31
ENCLAVE AT SUMMER BEACH
REVISION ONE PBK 8/277

STREIFEL GERARD J & KATHLEEN M REVOCABLE TRUST/STR
96067 ENCLAVE MANOR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-046E-0031-0000

BUILDING CHARACTERISTICS

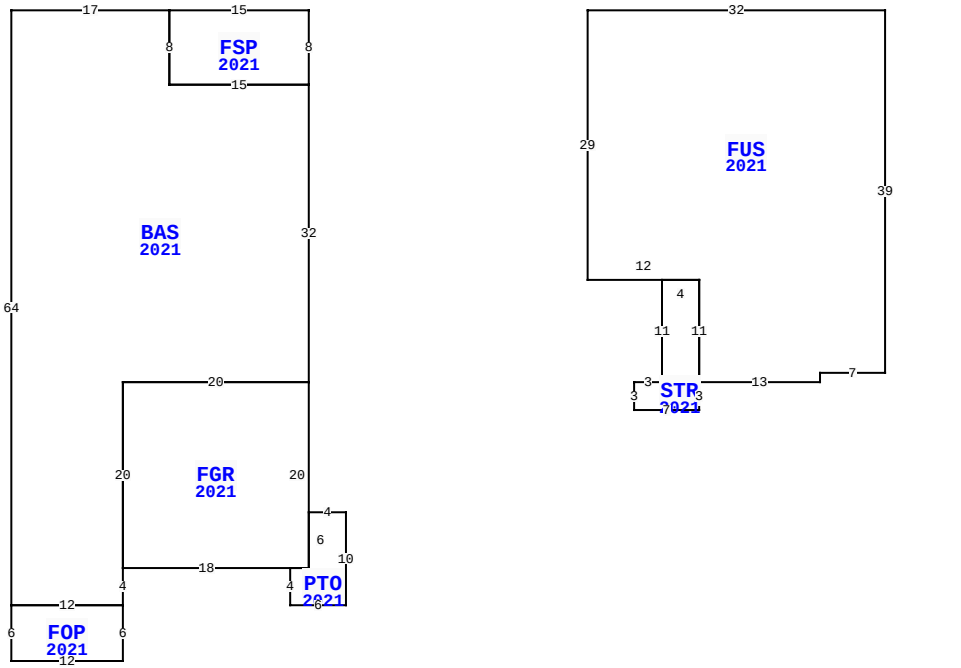
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	1,448	100	1,448	321,137
FGR	400	55	220	48,791
FOP	72	30	22	4,879
FSP	120	40	48	10,645
FUS	1,141	100	1,141	253,051
PTO	48	5	2	444
STR	65	10	6	1,331
TOTALS	3,294		2,887	640,279

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,887	149.3444	224.02	646,746	2021	2021	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2023 Heated Area: 2589 HX Base Yr 2023



96067 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		640,279
TOTAL MARKET OB/XF VALUE		5,000
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		810,279
SOH/AGL Deduction		56,948
ASSESSED VALUE		753,331
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		703,331
TOTAL JUST VALUE		810,279
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		731,389

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20214178	CO ISSUED	0	03/01/2021
B2005960	NEW CONSTR	343,526	07/09/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2582/1494	8/02/2022	WD	Q	I	02	895,000
GRANTOR: ADAMS JOSEPH A & SUSA						
GRANTEE: STREIFEL GERARD J &						
2451/1008	4/07/2021	SW	Q	I	01	659,000
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: ADAMS JOSEPH A & SU						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W15 BAS=[YR=2021] W17 S64 FOP=[YR=2021] S6 E12 N6 W12 $ E12 N4 FGR=[YR=2021] E18 PTO=[YR=2021] S4 E6 N10 W4 S6 W2 $ E2 N20 W20 S20 $ N20 E20 N32 W15 N8 $ S8 E15 N8 $ PTR= E30 FUS=[YR=2021] E32 S39 W7 S1 W13 STR=[YR=2021] S3 W7 N3 E3 N11 E4 S11 $ N11 W12 N29 $ W30 $.

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	505.00	SF	10.00	10.00	100	2021	2021	3	99	5,000	

LAND DESCRIPTION

TOTAL OB/XF 5,000

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 07/16/2021 BY RK Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS