LOT 32
ENCLAVE AT SUMMER BEACH
REVISION ONE PBK 8/277

HAGGART W TODD & ANN M
96071 ENCLAVE MANOR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-046E-0032-0000

NASSAU COUNTY PROPERTY

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

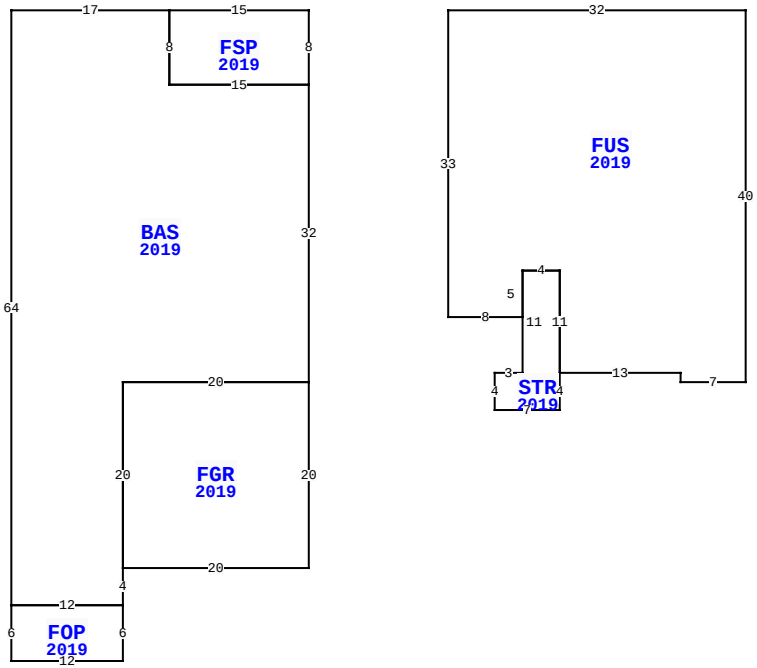
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3043.100

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	1,163	100	1,163	250,014
STR	72	10	7	1,505
TOTALS	3,275		2,908	625,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,908	146.2405	219.36	637,899	2019	2019	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2023 Heated Area: 2611 HX Base Yr 2023



96071 ENCLAVE MNR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		625,141
TOTAL MARKET OB/XF VALUE		5,272
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		795,413
SOH/AGL Deduction		56,655
ASSESSED VALUE		738,758
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		688,758
TOTAL JUST VALUE		795,413
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		717,241

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19013045	CO ISSUED	0	12/30/2019
19006890	NEW CONSTR	343,128	06/27/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2586/0220	8/23/2022	WD	Q	I	02	875,000
GRANTOR: GILLESPIE JOSEPH E &						
GRANTEE: HAGGART W TODD & AN						
2338/0436	12/30/2019	SW	U	I	11	100
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: GILLESPIE JOSEPH E						

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 S40 W7 N1 W13 STR=[YR=2019] S4 W7 N4 E3 N11 E4 S11$ N11 W4 S5 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	450.00	SF	10.00	10.00	100	2019	2019	3	98	4,410	
2	0855	CONC PAVER	0	100	13	3	39.00	SF	10.00	10.00	100	2019	2019	3	98	382	
3	0855	CONC PAVER	0	100	20	3	60.00	SF	10.00	10.00	100	2001	2001	3	80	480	

LAND DESCRIPTION

TOTAL OB/XF 5,272

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