

LOT 41
ENCLAVE AT SUMMER BEACH
REVISION ONE PBK 8/277

FORTINI PAUL A &/BESSETTE MELANIE A
55 KIMBERLY DR
DALTON, MA 01226

2024

00-SB-30-046E-0041-0000



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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality 06 Quality Level 06

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	797	100	797	128,920
FGR	437	55	240	38,822
FOP	35	30	10	1,617
FOP	57	30	17	2,750
FOP	72	30	22	3,559
FOP	72	30	22	3,559
FOP	72	30	22	3,559
FUS	1,296	100	1,296	209,637

TOTALS 2,838 2,426 392,422

EXTRA FEATURES

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	0855	CONC PAVER	0	0	0	0		311.00	SF	10.00		3	99	3,079	

LAND DESCRIPTION			TOTAL OB/XF 3,079													
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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00

REVIEW DATE 04/19/2021 BY RK

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	11	2,426	172.8632	164.22	398,398	2020	2020	0	0	0	1.50 98.50

1 TOWNHOUSE - 0% - 0

Heated Area: 2093

HX Base Yr

96119 RODDENBERRY WAY, FERNANDINA BEACH

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

TOTAL OB/XF 3,079																
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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00

Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000

NASSAU COUNTY PROPERTY			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003596	CO ISSUED	0	12/31/2020
20003596	NEW CONSTR	0	03/26/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2422/0163	12/30/2020	SW	Q	I	01	469,000	
GRANTOR: ARTISAN HOMES LLC							
GRANTEE: FORTINI PAUL A & ME							
2170/0137	1/10/2018	SW	Q	V	05	3,900,000	
GRANTOR: BIGHT ENTERPRISES LLC							
GRANTEE: ARTISAN HOMES LLC							

BUILDING NOTES																
BUILDING DIMENSIONS																
FGR=[YR=2020] W21 FOP=[YR=2020] W8 S9 BAS=[YR=2020] S28 FOP=[YR=2020] S12 E6 N12 W6 \$ E6 S12 E10 FOP=[YR=2020] S1 E13 N5 W11 S4 W2 \$ E2 N4 E11 N24 W18 U3 L3 N9 W8 \$ E8 N9 \$ S18 D3 R3 E18 N21 \$ PTR= E30 FUS=[YR=2020] E29 S44 FOP=[YR=2020] S5 W11 N1 E5 N4 E6 \$ W6 S4 W17 FOP=[YR=2020] W6 N12 E6 S12 \$ N12 W6 N36 \$ W30 \$.																

OTHER ADJUSTMENTS AND NOTES																

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