LOT 1
ENCLAVE AT SUMMER BEACH PHASE
TWO-A & TWO-B OR 2434/722

GUSTAFSON MARTIN K
96089 MIMOSA DRIVE
FERNANDINA BEACH, FL 32034

2024

00-SB-30-047E-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

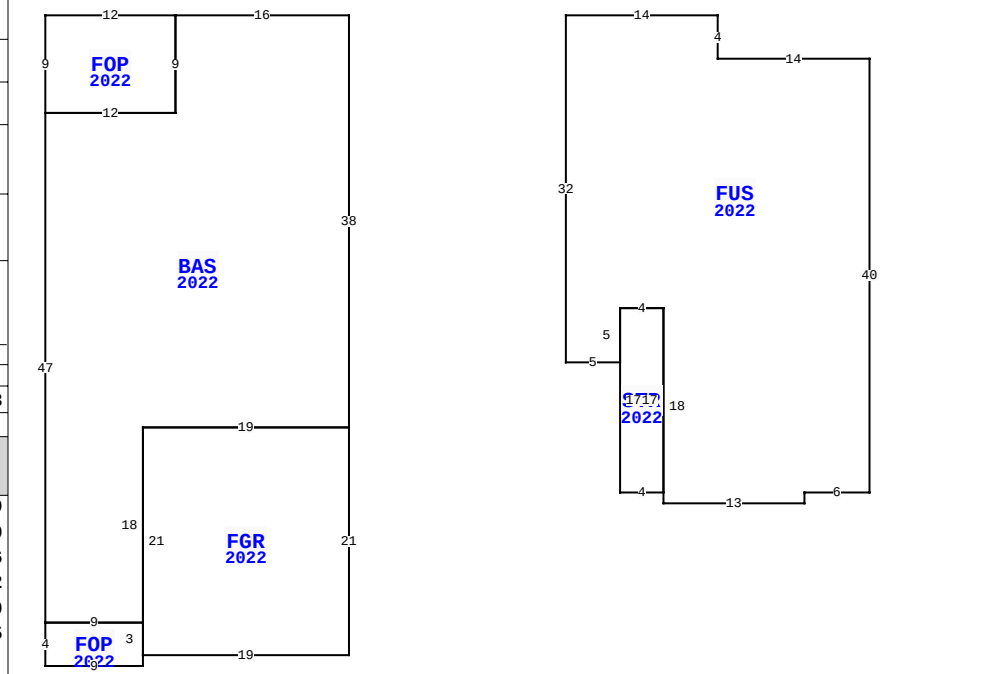
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,118	100	1,118	184,549
FGR	399	55	219	36,150
FOP	36	30	11	1,816
FOP	108	30	32	5,282
FUS	1,061	100	1,061	175,140
STR	68	10	7	1,155
TOTALS	2,790		2,448	404,092

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,448	110.6028	165.90	406,123	2022	2022	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2024 Heated Area: 2179 HX Base Yr 2024



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

96089 MIMOSA DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		404,092
TOTAL MARKET OB/XF VALUE		2,920
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		572,012
SOH/AGL Deduction		0
ASSESSED VALUE		572,012
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		522,012
TOTAL JUST VALUE		572,012
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		513,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008035	CO ISSUED	0	09/12/2022
20218035	NEW CONSTR	309,686	08/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2682/157	11/30/2023	SW	U	I	11	100
GRANTOR: GUSTAFSON LISA MARIE						
GRANTEE: GUSTAFSON MARTIN K						
2657/1634	7/14/2023	SW	U	I	11	100
GRANTOR: GUSTAFSON FAMILY REV						
GRANTEE: GUSTAFSON MARTIN K						

BUILDING NOTES

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	292.00	SF	10.00	10.00	100	2022	2022	3	100	2,920	

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W16 S9 W12 S47 E9 N18 E19 N38 $
FUS=[YR=2022;ORIG=20,0] E14 S4 E14 S40 W6 S1 W13 N18 W4 S5 W5 N32 $
FGR=[YR=2022;ORIG=-19,59] E19 N21 W19 S21 $
FOP=[YR=2022;ORIG=-16,0] W12 S9 E12 N9 $
STR=[YR=2022;ORIG=29,44] W4 N17 E4 S17 $
FOP=[YR=2022;ORIG=-28,56] S4 E9 N1 N3 W9 $
PTR=[ORIG=0,0] E20 W20 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,920

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 10/06/2022 BY TW Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS