LOT 2
ENCLAVE AT SUMMER BEACH PHASE
TWO-A & TWO-B OR 2434/722

PONDO OKSANA & RICHARD
541 PARK LANE DRIVE
PONTE VEDRA, FL 32081

2024

00-SB-30-047E-0002-0000

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	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

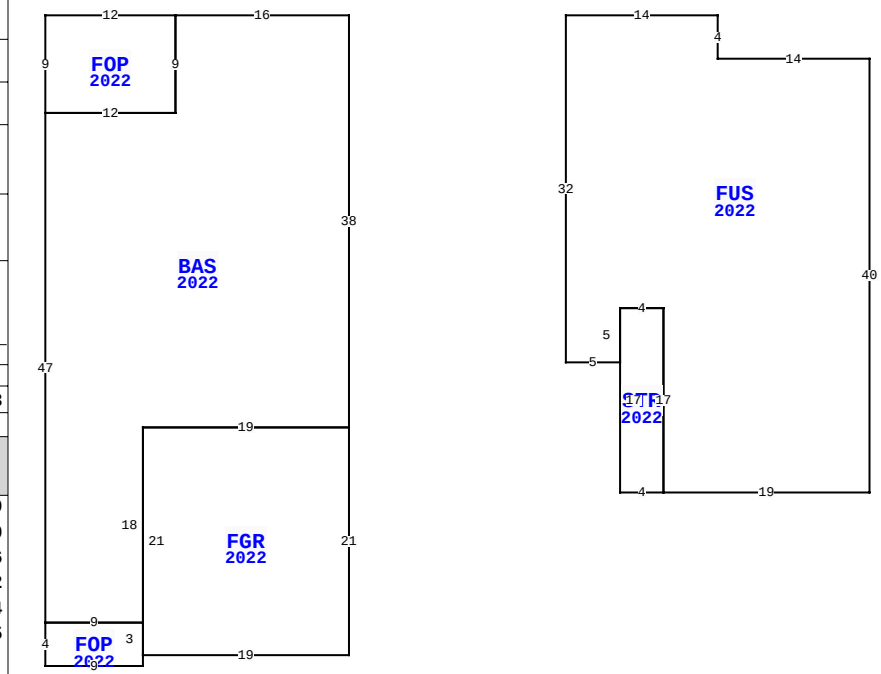
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3043.00		

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	1,048	100	1,048	172,994
STR	68	10	7	1,155
TOTALS	2,777		2,435	401,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,435	110.6028	165.90	403,966	2022	2022	0	0	0	0.50	99.50

1 SFR CUST – 0% - 2023 Heated Area: 2166 HX Base Yr



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

96081 MIMOSA DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	401,946
TOTAL MARKET OB/XF VALUE	3,160
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	570,106
SOH/AGL Deduction	6,972
ASSESSED VALUE	563,134
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	563,134
TOTAL JUST VALUE	570,106
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	511,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011594	CO ISSUED	0	07/28/2022
20215536	NEW CONSTR	0	06/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2577/1096	7/08/2022	SW	Q	I	01	575,200

GRANTOR: ENCLAVE PHASE II PART

GRANTEE: PONDO OKSANA & RICH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 FOP=[YR=2022] W12 S9 E12 N9$ S9 W12 S47
FOP=[YR=2022] S4 E9 N1 FGR=[YR=2022] E19 N21 W19 S21$ N3 W9$
E9 N18 E19 N38$ PTR=E20 FUS=[YR=2022] E14 S4 E14 S40 W19
STR=[YR=2022] W4 N17 E4 S17$ N17 W4 S5 W5 N32$ W20$.

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	0	0	0	316.00	SF	10.00	10.00	100	2022	2022	3	100	3,160	

LAND DESCRIPTION

TOTAL OB/XF 3,160

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	0		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