LOT 13
ENCLAVE AT SUMMER BEACH PHASE
TWO-A & TWO-B OR 2434/722

**DWYER P & J LIVING TRUST/DWYER PATRICK THOMAS TRUS**
95992 MIMOSA DRIVE
FERNANDINA BEACH, FL 32034

**2024**

**00-SB-30-047E-0013-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

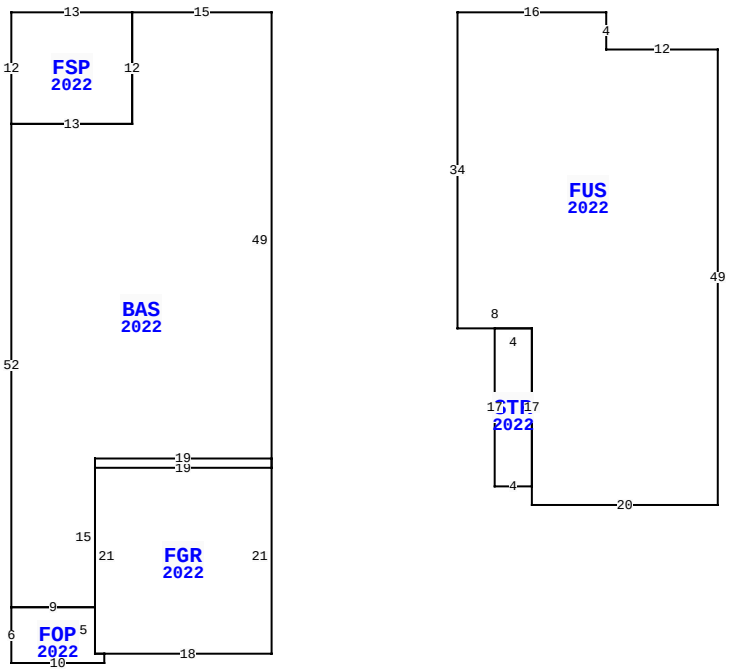
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 08 | CLAY TILE 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 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 | 04 | Quality Level 04 |
| 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 | 1,351 | 100 | 1,351 | 249,169 |
| FGR | 399 | 55 | 219 | 40,391 |
| FOP | 55 | 30 | 16 | 2,951 |
| FSP | 156 | 40 | 62 | 11,435 |
| FUS | 1,284 | 100 | 1,284 | 236,812 |
| STR | 68 | 10 | 7 | 1,292 |
| TOTALS | 3,313 | | 2,939 | 542,049 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,939 | 123.5724 | 185.36 | 544,773 | 2022 | 2022 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SFR CUST – 100% - 2023 Heated Area: 2635 HX Base Yr 2023




95992 MIMOSA DR, FERNANDINA BEACH

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 542,049 |
| TOTAL MARKET OB/XF VALUE | | 3,000 |
| TOTAL LAND VALUE - MARKET | | 165,000 |
| TOTAL MARKET VALUE | | 710,049 |
| SOH/AGL Deduction | | 45,154 |
| ASSESSED VALUE | | 664,895 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 614,895 |
| TOTAL JUST VALUE | | 710,049 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 645,529 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21009302 | CO | | 03/29/2023 |
| 20216894 | NEW CONSTR | 0 | 07/01/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2596/0451 | 9/30/2022 | SW | Q | I | 02 | 789,400 |

GRANTOR: ENCLAVE PHASE II PART
GRANTEE: DWYER P & J LIVING

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W15 FSP=[YR=2022] W13 S12 E13 N12$ S12 W13 S52 FOP=[YR=2022] S6 E10 N1 FGR=[YR=2022] E18 N21 W19 S21 E1$ W1 N5 W9$ E9 N15 E19 N49$ PTR=E20 FUS=[YR=2022] E16 S4 E12 S49 W20 N2 STR=[YR=2022] W4 N17 E4 S17$ N17 W8 N34$ 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 | 100 | 0 | 0 | 300.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 100 | 3,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,000

| 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 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