LOT 16
ENCLAVE AT SUMMER BEACH PHASE
TWO-A & TWO-B OR 2434/722

YOUNG MATTHEW R & DEBORAH R
96170 SYLVESTER DRIVE
FERNANDINA BEACH, FL 32034

2024

00-SB-30-047E-0016-0000

BUILDING CHARACTERISTICS

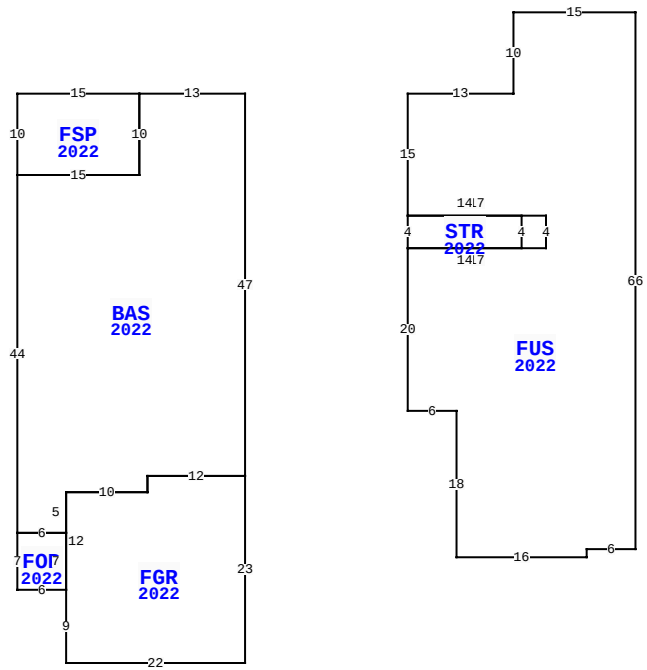
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	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	1,228	100	1,228	185,442
FGR	486	55	267	40,320
FOP	42	30	13	1,963
FSP	150	40	60	9,060
FUS	1,564	100	1,564	236,181
STR	56	10	6	906
TOTALS	3,526		3,138	473,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,138	101.1816	151.77	476,254	2022	2022	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2023 Heated Area: 2792 HX Base Yr 2023



96170 SYLVESTER DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		473,873
TOTAL MARKET OB/XF VALUE		8,176
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		647,049
SOH/AGL Deduction		43,802
ASSESSED VALUE		603,247
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		553,247
TOTAL JUST VALUE		647,049
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		585,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011612	CO ISSUED	0	07/28/2022
20215978	NEW CONSTR	0	07/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2581/1277	7/28/2022	SW	Q	I	02	697,300

GRANTOR: ENCLAVE PHASE II PART
GRANTEE: YOUNG MATTHEW R & D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W13 FSP=[YR=2022] W15 S10 E15 N10$ S10 W15 S44 FOP=[YR=2022] S7 E6 FGR=[YR=2022] S9 E22 N23 W12 S2 W10 S12$ N7 W6$ E6 N5 E10 N2 E12 N47$ PTR=E20 FUS=[YR=2022] E13 N10 E15 S66 W6 S1 W16 N18 W6 N20 STR=[YR=2022] N4 E14 S4 W14$ E17 N4 W17 N15$ 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	476.00	SF	10.00	10.00	100	2022	2022	3	100	4,760	
2	0462	ST/AL FNC	0	100	72	4	288.00	SF	10.00	10.00	100	2022	2022	3	98	2,822	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	99	594	

LAND DESCRIPTION

TOTAL OB/XF 8,176

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