

LOT 23
ENCLAVE AT SUMMER BEACH PHASE
TWO-A & TWO-B OR 2434/722

GANGUZZA SEBASTIAN MARK REVOCABLE TRUST/GANGUZZA S
96127 SYLVESTER DR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-047E-0023-0000



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/LAMMT 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,311	100	1,311	226,663
FGR	420	55	231	39,939
FOP	80	30	24	4,149
FSP	130	40	52	8,990
FUS	560	100	560	96,820
TOTALS	2,501		2,178	376,562

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	504.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,178	116.4240	174.64	380,366	2021	2021	0	0	1.00	99.00
1 SFR CUST - 100% - 2024											
Heated Area: 1871											
HX Base Yr 2024											
96127 SYLVESTER DR, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/15/2024 MLU											

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	0 100	0	0	504.00	SF	10.00	10.00	100	2021	2021	3	99	4,990	

TOTAL OB/XF															
4,990															

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		376,562	
TOTAL MARKET OB/XF VALUE		4,990	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		546,552	
SOH/AGL Deduction		22,898	
ASSESSED VALUE		523,654	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		473,654	
TOTAL JUST VALUE		546,552	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		489,563	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20209523	NEW CONSTR	0	11/01/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2685/649	11/22/2023	WD	Q	I	01
GRANTOR: BATTEN ERIC K					SALE PRICE
GRANTEE: GANGUZZA SEBASTIAN					790,000
2498/1012	9/08/2021	SW	Q	I	02
GRANTOR: ENCLAVE PHASE II PART					535,500
GRANTEE: BATTEN ERIC K					

BUILDING NOTES															
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BUILDING DIMENSIONS															
FSP=[YR=2021] W13 BAS=[YR=2021] W15 S48 FGR=[YR=2021] S21 E19 FOP=[YR=2021] S1 E9 N11 W5 S3 W3 S7 W1 \$ E1 N21 W20 \$ E20 S14 E3 N3 E5 N49 W13 N10 \$ S10 E13 N10\$ PTR= E30 FUS=[YR=2021] E28 S20 W28 N20 \$ W30 \$.															