

LOT 25
ENCLAVE AT SUMMER BEACH PHASE
TWO-A & TWO-B OR 2434/722

DESAY RICHARD M & RANDY ST LOUISE
96143 SYLVESTER DR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-047E-0025-0000



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 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	1,392	100	1,392	269,792
FGR	420	55	231	44,771
FOP	32	30	10	1,938
FOP	108	30	32	6,202
FUS	463	100	463	89,737
STR	68	10	7	1,357
TOTALS	2,483		2,135	413,798

EXTRA FEATURES														
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
1	0855	CONC PAVER	0 100	0	0	414.00	SF	10.00	10.00	100	2022	2022	3	100

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

REVIEW DATE 12/02/2022 BY TW

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0500	01	2,135	129.8598	194.79	415,877	2022	2022	0	0	0	0.50	99.50		
1 SFR CUST - 100% - 2023														
Heated Area: 1855														
HX Base Yr 2023														
Diagram showing building footprint with dimensions and area calculations.														

96143 SYLVESTER DR, FERNANDINA BEACH										BLD DATE		LGL DATE		
										XF DATE		LAND DATE		04/15/2024
										INC DATE		AG DATE		MLU

TOTAL OB/XF														
4,140														

Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 8										Tax Dist:				
BUILDING MARKET VALUE										413,798				
TOTAL MARKET OB/XF VALUE										4,140				
TOTAL LAND VALUE - MARKET										165,000				
TOTAL MARKET VALUE										582,938				
SOH/AGL Deduction										42,989				
ASSESSED VALUE										539,949				
TOTAL EXEMPTION VALUE										50,000				
BASE TAXABLE VALUE										489,949				
TOTAL JUST VALUE										582,938				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										524,222				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2103223	CO ISSUED	0	02/01/2022
2103223	NEW CONSTR	0	04/01/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2556/0535	4/18/2022	WD	Q	I	01	729,000	
GRANTOR:CHIRINOS WILLIAM J &							
GRANTEE:DESAY RICHARD MCCOA							
2541/0820	2/18/2022	SW	Q	I	01	566,200	
GRANTOR:ENCLAVE PHASE II PART							
GRANTEE:CHIRINOS WILLIAM J							

BUILDING NOTES														
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BUILDING DIMENSIONS
FOP=[YR=2022] W12 BAS=[YR=2022] W16 S49 FGR=[YR=2022] S21 E20
N1 FOP=[YR=2022] E8 N4 W8 S4\$ N20 W20\$ E20 S16 E8 N56 W12 N9\$
S9 E12 N9\$ PTR=E20 FUS=[YR=2022] E28 S19 W5 STR=[YR=2022] S14
W4 N17 E4 S3\$ N3 W23 N16\$ W20\$.