LOT 28
ENCLAVE AT SUMMER BEACH PHASE
TWO-A & TWO-B OR 2434/722

ADAMS SCOTT V & PATRICIA S
96191 SYLVESTER DRIVE
FERNANDINA BEACH, FL 32034

2024

00-SB-30-047E-0028-0000

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 70
Interior Floo	11	CLAY TILE 30
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	01	Quality Level 01

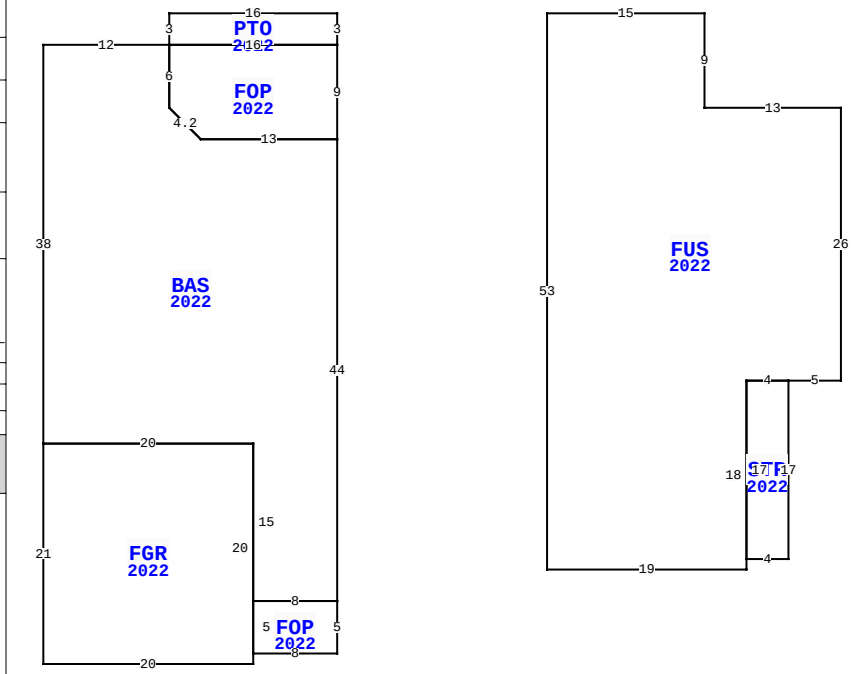
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,045	100	1,045	167,633
FGR	420	55	231	37,056
FOP	40	30	12	1,925
FOP	140	30	42	6,737
FUS	1,205	100	1,205	193,299
PTO	48	5	2	320
STR	68	10	7	1,123
TOTALS	2,966		2,544	408,093

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,544	107.4816	161.22	410,144	2022	2022	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2023 Heated Area: 2250 HX Base Yr 2023



96191 SYLVESTER 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		408,093
TOTAL MARKET OB/XF VALUE		3,460
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		576,553
SOH/AGL Deduction		232,407
ASSESSED VALUE		344,146
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		294,146
TOTAL JUST VALUE		576,553
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		518,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006014	CO ISSUED	0	03/21/2022
20213221	NEW CONSTR	0	05/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2549/1686	3/17/2022	SW	Q	I	01	623,500

GRANTOR: ENCLAVE PHASE II PART
GRANTEE: ADAMS SCOTT VICTOR

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] W16 S3 BAS=[YR=2022] W12 S38 FGR=[YR=2022] S21 E20 N1 FOP=[YR=2022] E8 N5 W8 S5$ N20 W20$ E20 S15 E8 N44 FOP=[YR=2022] N9 W16 S6 D3 R3 E13$ W13 U3 L3 N6$ E16 N3$ PTR=E20 FUS=[YR=2022] E15 S9 E13 S26 W5 STR=[YR=2022] S17 W4 N17 E4$ W4 S18 W19 N53$ 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	346.00	SF	10.00	10.00	100	2022	2022	3	100	3,460	

LAND DESCRIPTION

TOTAL OB/XF 3,460

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	000134	C	SFR POND	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 05/04/2022 BY DJ Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS