LOT 41
ENCLAVE AT SUMMER BEACH PHASE
TWO-C OR 2490/1180

GRAY BARRY JOHN & KAREN LESLIE/GRAY TYLER ALEXANDE
14-2014 VALLEYRUN BLVD
LONDON, ON N6G5N8

2024

00-SB-30-047E-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

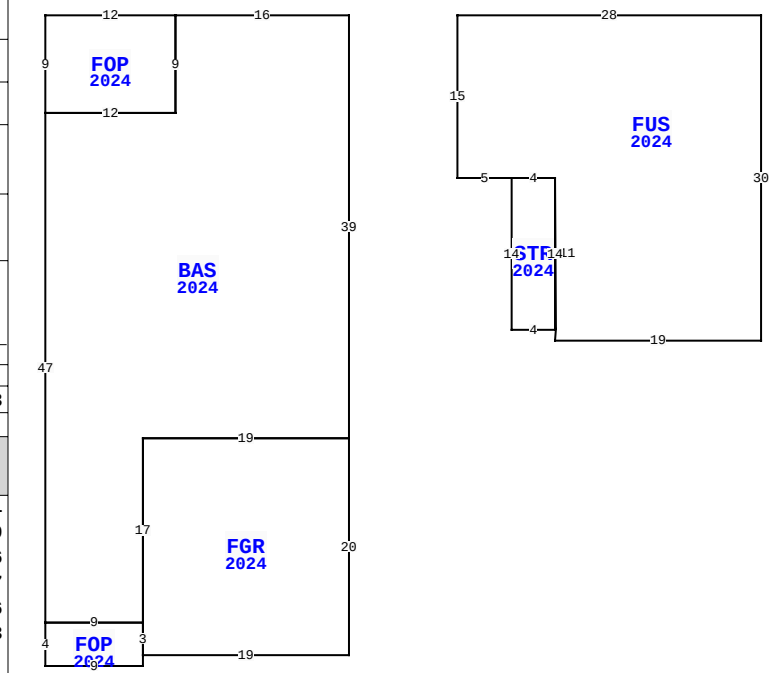
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Kitch	SELECT	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,137	100	1,137	193,881
FGR	380	55	209	35,639
FOP	36	30	11	1,876
FOP	108	30	32	5,457
FUS	704	100	704	120,046
STR	56	10	6	1,023
TOTALS	2,421		2,099	357,921

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,099	113.6800	170.52	357,921	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2024 Heated Area: 1841 HX Base Yr



96033 LAZY OAK WAY, 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	357,921
TOTAL MARKET OB/XF VALUE	3,440
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	526,361
SOH/AGL Deduction	0
ASSESSED VALUE	526,361
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	526,361
TOTAL JUST VALUE	526,361
NCON VALUE	361,361
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008355	CO		09/11/2023
22014606	NEW CONSTR	293,285	09/26/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2666/1264	9/08/2023	SW	Q	I	01	779,343

GRANTOR: ENCLAVE PHASE II PART
GRANTEE: GRAY BARRY JOHN & K

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,10] W16 S9 W12 S47 E9 N17 E19 N39 $
FUS=[YR=2024;ORIG=70,10] E28 S30 W19 U1.1R0.1 U13.11L0.1 W4 W5 N15 $
FGR=[YR=2024;ORIG=41,49] E19 S20 W19 N3 N17 $
FOP=[YR=2024;ORIG=32,10] E12 S9 W12 N9 $
STR=[YR=2024;ORIG=75,25] E4 S14 W4 N14 $
FOP=[YR=2024;ORIG=32,66] E9 S3 S1 W9 N4 $
.

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	0	0	0	344.00	SF	10.00	10.00	100	2024	2023		100	3,440	

LAND DESCRIPTION

TOTAL OB/XF 3,440

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							

REVIEW DATE 11/16/2023 BY DJ Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS