

LOT 44
ENCLAVE AT SUMMER BEACH PHASE
TWO-C OR 2490/1180

BARKSDALEA JEFFREY
96197 QUEEN PALM WAY
FERNANDINA BEACH, FL 32034

2024

00-SB-30-047E-0044-0000



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 Floor	13	LVT/LAMMT 100
Interior Finish	00	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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
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NEIGHBORHOOD/LOC	3043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,137	100	1,137	195,553
FGR	380	55	209	35,946
FOP	37	30	11	1,892
FSP	108	40	43	7,396
FUS	1,036	100	1,036	178,182
STR	56	10	6	1,032

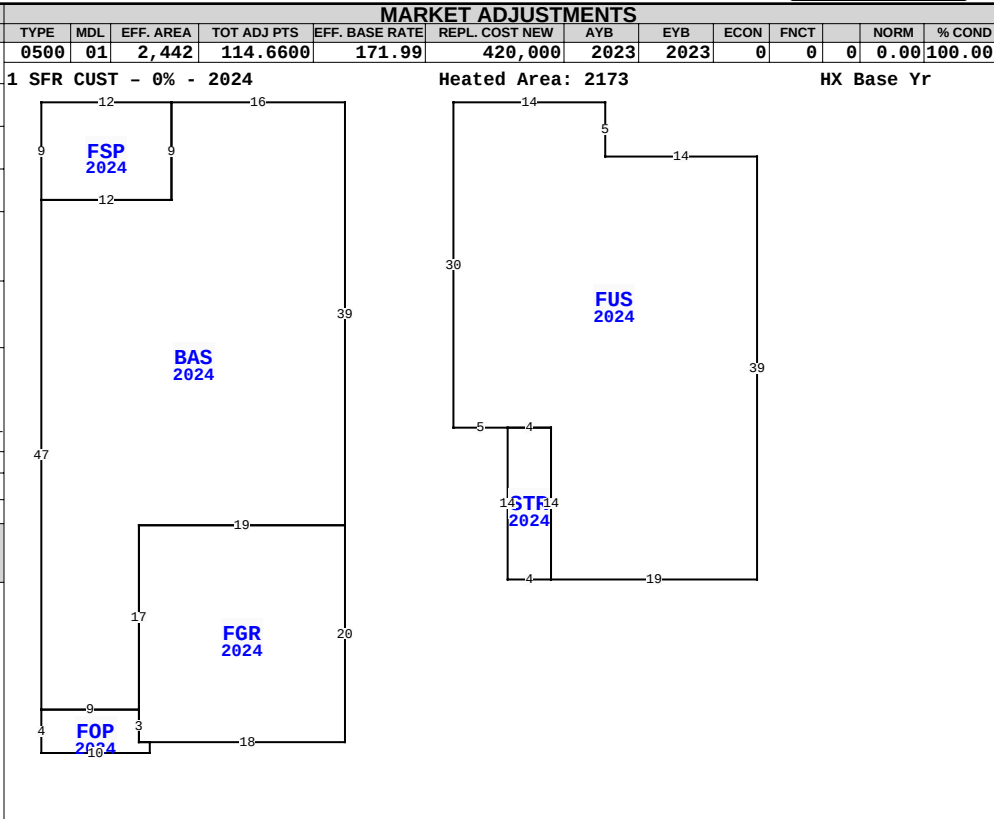
TOTALS	2,754		2,442	420,000
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	0	0	0		10.00	10.00

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	0	0	0		10.00	10.00	100	2024	2023		100	4,140	

LAND DESCRIPTION										TOTAL OB/XF									
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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



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

96197 QUEEN PALM WAY, FERNANDINA BEACH
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NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 8									
Tax Group: 8										Tax Dist:									
BUILDING MARKET VALUE										420,000									
TOTAL MARKET OB/XF VALUE										4,140									
TOTAL LAND VALUE - MARKET										165,000									
TOTAL MARKET VALUE										589,140									
SOH/AGL Deduction										0									
ASSESSED VALUE										589,140									
TOTAL EXEMPTION VALUE										0									
BASE TAXABLE VALUE										589,140									
TOTAL JUST VALUE										589,140									
NCON VALUE										424,140									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										125,000									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002152	CO ISSUED	0	02/17/2023
22004757	NEW CONSTR	350,608	03/28/2022

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2620/0998	2/15/2023	SW	Q	I	02	690,400			

GRANTOR: ENCLAVE PHASE II PART

GRANTEE: BARKSDALEA JEFFREY

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