LOT 51
ENCLAVE AT SUMMER BEACH PHASE
TWO-C OR 2490/1180

HILD DAVID WALTER & JANET LYNN
96226 QUEEN PALM WAY
FERNANDINA BEACH, FL 32034

2024

00-SB-30-047E-0051-0000

BUILDING CHARACTERISTICS

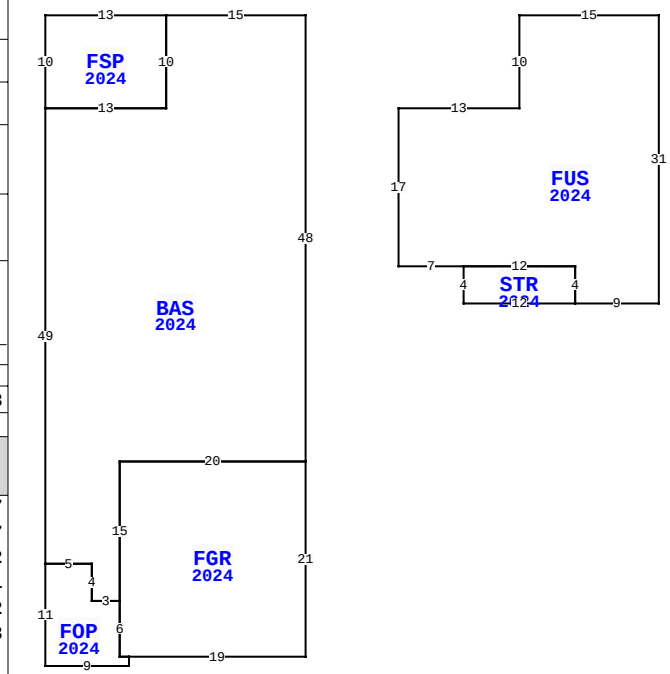
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,314	100	1,314	222,907
FGR	420	55	231	39,187
FOP	77	30	23	3,902
FSP	130	40	52	8,821
FUS	662	100	662	112,302
STR	48	10	5	848
TOTALS	2,651		2,287	387,967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,287	113.0920	169.64	387,967	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 1976 HX Base Yr 2024



96226 QUEEN PALM WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		387,967
TOTAL MARKET OB/XF VALUE		4,140
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		557,107
SOH/AGL Deduction		190,085
ASSESSED VALUE		367,022
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		317,022
TOTAL JUST VALUE		557,107
NCON VALUE		392,107
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002555	CO ISSUED	0	02/24/2023
22006741	NEW CONSTR	326,079	04/29/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2623/1698	3/03/2023	SW	Q	I	01	660,100

GRANTOR: ENCLAVE PHASE II PART
GRANTEE: HILD DAVID WALTER &

BUILDING NOTES

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	414.00	SF	10.00	10.00	100	2024	2023		100	4,140	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] W15 S10 W13 S49 E5 S4 E3 N15 E20 N48 $
FUS=[YR=2024;ORIG=60,20] E13 N10 E15 S31 W9 N4 W12 W7 N17 $
FGR=[YR=2024;ORIG=30,58] E20 S21 W19 W1 N6 N15 $
FSP=[YR=2024;ORIG=22,10] E13 S10 W13 N10 $
FOP=[YR=2024;ORIG=22,69] E5 S4 E3 S6 E1 S1 W9 N11 $
STR=[YR=2024;ORIG=67,37] E12 S4 W12 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,140

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 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