LOT 53
ENCLAVE AT SUMMER BEACH PHASE
TWO-C OR 2490/1180

WOLFENDEN HAROLD T JR & SHEREE
96242 QUEEN PALM WAY
FERNANDINA BEACH, FL 32034

2024

00-SB-30-047E-0053-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

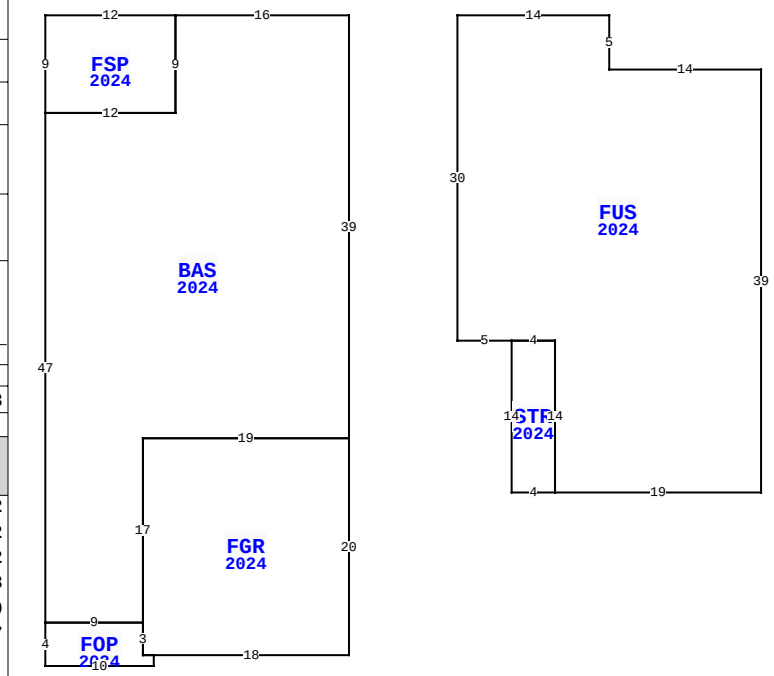
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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
NEIGHBORHOOD/LOC	3043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,137	100	1,137	194,552
FGR	380	55	209	35,762
FOP	37	30	11	1,882
FSP	108	40	43	7,358
FUS	1,036	100	1,036	177,270
STR	56	10	6	1,027
TOTALS	2,754		2,442	417,851

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,442	114.0720	171.11	417,851	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 2173 HX Base Yr 2024



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

96242 QUEEN PALM WAY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		417,851
TOTAL MARKET OB/XF VALUE		4,270
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		587,121
SOH/AGL Deduction		0
ASSESSED VALUE		587,121
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		537,121
TOTAL JUST VALUE		587,121
NCON VALUE		422,121
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005269	CO		02/24/2023
22005269	NEW CONSTR	350,608	04/05/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2630/0466	3/01/2023	SW	U	I	11	100
GRANTOR: ENCLAVE PHASE II PART						
GRANTEE: WOLFENDEN HAROLD T						
2622/1992	2/24/2023	SW	Q	I	01	704,000
GRANTOR: ENCLAVE PHASE II PART						
GRANTEE: WOLFENDEN HAROLD TO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=40,10] W16 S9 W12 S47 E9 N17 E19 N39 $
FSP=[YR=2024;ORIG=12,10] E12 S9 W12 N9 $
FGR=[YR=2024;ORIG=21,49] E19 S20 W18 W1 N3 N17 $
FOP=[YR=2024;ORIG=12,66] E9 S3 E1 S1 W10 N4 $
FUS=[YR=2024;ORIG=50,10] E14 S5 E14 S39 W19 N14 W4 W5 N30 $
STR=[YR=2024;ORIG=55,40] E4 S14 W4 N14 $
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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	427.00	SF	10.00	10.00	100	2024	2023		100	4,270	

LAND DESCRIPTION

TOTAL OB/XF 4,270

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