

BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY							
Exterior Wall	16	WD FR STUC 100	0320	12	2,691	199.9200	199.92	537,985	2008	2008	0	0	0	8.00	92.00	STANDARD						
Roof Structur	03	GABLE/HIP 100	1 TOWNHOUSE - 100% - 2022													Tax Group: 8 Tax Dist:						
Roof Cover	08	CLAY TILE 100	Heated Area: 2412													BUILDING MARKET VALUE 494,946						
Interior Wall	05	DRYWALL 100	HX Base Yr 2022													TOTAL MARKET OB/XF VALUE 5,058						
Interior Floor	11	CLAY TILE 50														TOTAL LAND VALUE - MARKET 140,000						
Interior Floor	14	CARPET 50														TOTAL MARKET VALUE 640,004						
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 138,414						
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 501,590						
Bedrooms	3	3 100														TOTAL EXEMPTION VALUE HX HB 50,722						
Bathrooms	3	3 100														BASE TAXABLE VALUE 450,868						
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 640,004						
Stories	2.	2. 100														NCON VALUE 0						
Units	0	0 100														INCOME VALUE						
																PREVIOUS YEAR MKT VALUE 537,234						
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																	
BAL	40	15	2008	6	1,104																	
BAS	1,212	100	2008	1,212	222,919																	
FGR	408	55	2008	224	41,199																	
FOP	9	30	2008	3	552																	
FOP	136	30	2008	41	7,541																	
FUS	1,200	100	2008	1,200	220,712																	
PTO	104	5	2008	5	920																	
TOTALS	3,109			2,691	494,946																	

96081 ENCLAVE MNR, FERNANDINA BEACH

BLD DATE	12/01/2008	DJ	LGL DATE	
XF DATE			LAND DATE	04/15/2024
INC DATE			AG DATE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20561	CO ISSUED	0	10/21/2008
C20563	CO ISSUED	0	10/21/2008

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2446/0461	3/24/2021	WD Q	Q	I	01	535,000

GRANTOR	GRANTEE	DATE	TYPE	INST	Q	V	I	RSN	CD	SALE PRICE
GRANTOR: HOLLY INVESTMENTS LIM	GRANTEE: SKAY CRAIG E & KIMB									
1680/0057	5/27/2010	WD U	U	I	12	269,000				
GRANTOR: FIRST NATIONAL BANK O	GRANTEE: HOLLY INVESTMENTS L									

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	91	1,820	
2	0810	CONCRETE A	0	100	45	4	SF	6.50	6.50	100	2008	2008	3	88	1,030	
3	0810	CONCRETE A	0	100	0	0	SF	6.50	6.50	100	2008	2008	3	88	2,208	

BUILDING NOTES											
BUILDING DIMENSIONS PTO=[YR=2008] W13 FOP=[YR=2008] W17 S8 BAS=[YR=2008] S30FOP=[YR=2008] S6 R3 U3 U3 L3 \$ D3 R3 D3 L3 S15 D3 R3 E3 U3 R3 E1 FGR=[YR=2008] S4 E20 N21 W15 D5 L5 S12\$ N12 U5 R5 E15 N34 W30\$ E17 N8\$ S8 E13 N8 \$ PTR=E15 S15 FUS=[YR=2008] E16 N14 E2 BAL=[YR=2008] N4E10S4W10\$ E12 S54 W7 S2 W6 N2 W6 N16 W3 N4 W8 N20\$ N15W15\$.											

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	DENSITY	DECL	FRZ	YR	CONSRV		
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000									