

TRACT L-1
 PT OR 2097/1593
 ENCLAVE AT SUMMER BEACH

THE ENCLAVE AT SUMMER BEACH HOMEOWNERS ASSOC INC
 C/O AMELIA ISLAND MANAGEMENT, 5440 FIRST COAST HIGHWAY
 FERNANDINA BEACH, FL 32034

2025

00-SB-30-045E-00L1-0000



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													
																		VALUATION BY					STANDARD								
																		Tax Group: 8					Tax Dist:								
																		BUILDING MARKET VALUE					0								
																		TOTAL MARKET OB/XF VALUE					0								
																		TOTAL LAND VALUE - MARKET					100								
																		TOTAL MARKET VALUE					100								
																		SOH/AGL Deduction					0								
																		ASSESSED VALUE					100								
																		TOTAL EXEMPTION VALUE					0								
																		BASE TAXABLE VALUE					100								
																		TOTAL JUST VALUE					100								
																		NCON VALUE					0								
																		INCOME VALUE													
																		PREVIOUS YEAR MKT VALUE					100								
DOR CODE																	0005					COMMON S/D LANDS									
MAP NUM																						MKT AREA					03				
NEIGHBORHOOD/LOC																	3043.00														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES																	ENCLAVE MANOR, FERNANDINA BEACH														
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															
LAND DESCRIPTION																	TOTAL OB/XF										0				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	000005	C	COMMON S/D L	0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100														
REVIEW DATE																	02/08/2024					BY					KBA				
Total Acres:																	0.00					Total Land Value:					100				
Market:																	0					Agricultural:					0				
Common:																	100					PRINTED					07/30/2025 BY SYS				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2097/1593	1/18/2017	SW U	U	I	11	100
GRANTOR: CHURCHILL INDIGO LLC						
GRANTEE: THE ENCLAVE AT SUMM						
1669/0356	3/26/2010	SW U	U	V	12	700,000
GRANTOR: FIRST COAST COMMUNITY						
GRANTEE: CHURCHILL INDIGO LL						

BUILDING NOTES

BUILDING DIMENSIONS