

TRACT L-2
 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-00L2-0000



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																	PERMIT NUM				DESCRIPTION				AMT		ISSUED	
MAP NUM																												
NEIGHBORHOOD/LOC 3043.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																							
TOTALS																												
EXTRA FEATURES																												
HANGING MOSS DR, 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	DPTH 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 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 07/30/2025 BY SYS																												

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									