

TRACT L-3  
 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-00L3-0000



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			