

TRACT R-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-00R1-0000



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														
																		STANDARD														
																	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					
																	PERMIT NUM				DESCRIPTION				AMT				ISSUED			
																	SALES DATA															
																	OFF RECORD Number		DATE		TYPE INST		Q / V		I / I		RSN CD		SALE PRICE			
																	2097/1593		1/18/2017		SW U		I		11		100					
																	GRANTOR: CHURCHILL INDIGO LLC															
																	GRANTEE: THE ENCLAVE AT SUMM															
																	BUILDING NOTES															
																	BUILDING DIMENSIONS															
																	TOTALS															
																	ENCLAVE MANOR, FERNANDINA BEACH															
																	BLD DATE		LGL DATE													
																	XF DATE		LAND DATE													
																	INC DATE		AG DATE													
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																
																	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															