

TRACT SD-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-0SD1-0000



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											
																	Tax Group: 8					Tax Dist:						
																	BUILDING MARKET VALUE											
																	TOTAL MARKET OB/XF VALUE											
																	TOTAL LAND VALUE - MARKET											
																	TOTAL MARKET VALUE											
																	SOH/AGL Deduction											
																	ASSESSED VALUE											
																	TOTAL EXEMPTION VALUE											
																	BASE TAXABLE VALUE											
																	TOTAL JUST VALUE											
																	NCON VALUE											
																	INCOME VALUE											
																	PREVIOUS YEAR MKT VALUE											
																	100											
																	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	I	11	100			
																	GRANTOR: CHURCHILL INDIGO LLC											
																	GRANTEE: THE ENCLAVE AT SUMM											
																	BUILDING NOTES											
																	BUILDING DIMENSIONS											
																	TOTALS											
																	ENCLAVE MANOR, FERNANDINA BEACH											
																	BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
																	EXTRA FEATURES											
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											
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 11/30/2022 BY KBA Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 07/30/2025 BY SYS											