

LOT 1
PT OR 2170/137
ENCLAVE AT SUMMER BEACH

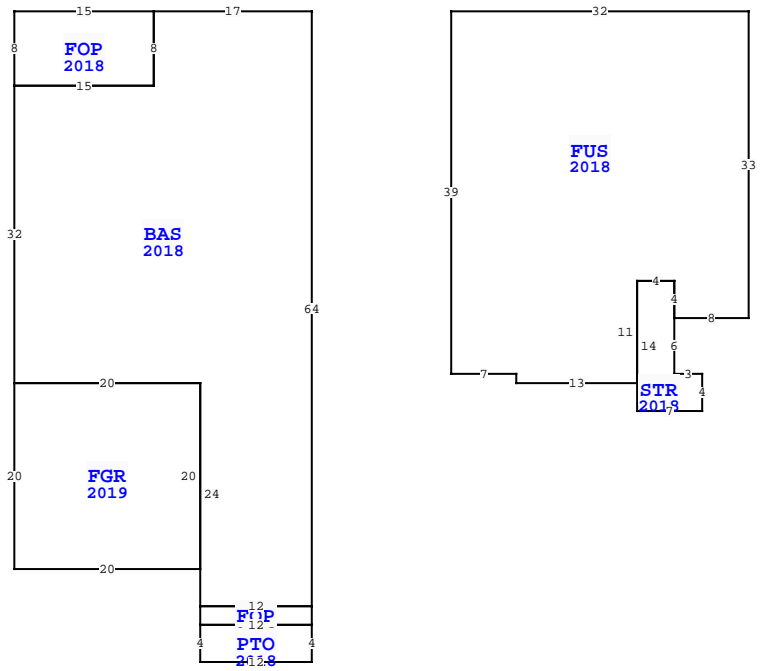
DOSHI KISHORE J & JEANNE
96009 ENCLAVE MNR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-046E-0001-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	08	CLAY TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3043.100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,448	100	2018
FGR	400	55	2019
FOP	24	30	2018
FOP	120	30	2018
FUS	1,173	100	2018
PTO	48	5	2018
STR	68	10	2018
TOTALS	3,281		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST	- 100%	- 2021							
Heated Area: 2621						HX Base Yr 2021					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			678,037
TOTAL MARKET OB/XF VALUE			7,309
TOTAL LAND VALUE - MARKET			165,000
TOTAL MARKET VALUE			850,346
SOH/AGL Deduction			528,055
ASSESSED VALUE			322,291
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			271,569
TOTAL JUST VALUE			850,346
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			819,543

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000338	REMFGRDR	0	01/13/2020
B1802303	NEW CONSTR	325,167	03/05/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2295/1788	7/31/2019	SW	Q	I	02	599,000
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: DOSHI KISHORE J & J						
2170/0137	1/10/2018	SW	Q	V	05	3,900,000
GRANTOR: BIGHT ENTERPRISES LLC						
GRANTEE: ARTISAN HOMES LLC						

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
1	0855	CONC PAVER	0	100	0	502.00	SF	7.00	7.00	100	2018	2018	3	97	3,409	
2	0600	SUMMER KIT	0	100	0	1.00	UT	5,000.00	5,000.00	100	2018	2018	3	78	3,900	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/15/2024	MLU

BUILDING NOTES	
BAS=[YR=2018] W17 FOP=[YR=2018] W15 S8 E15 N8\$ S8 W15 S32	
FGR=[YR=2019] S20 E20 N20 W20\$ E20 S24 FOP=[YR=2018] S2	
PTO=[YR=2018] S4 E12 N4 W12\$ E12 N2 W12\$ E12 N64\$ PTR=E15	
FUS=[YR=2018] E32 S33 W8 STR=[YR=2018] S6 E3 S4 W7 N14 E4	
S4\$ N4 W4 S11 W13 N1 W7 N39\$ W15\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							