

LOT 3
IN OR 2363/345
ENCLAVE AT SUMMER BEACH

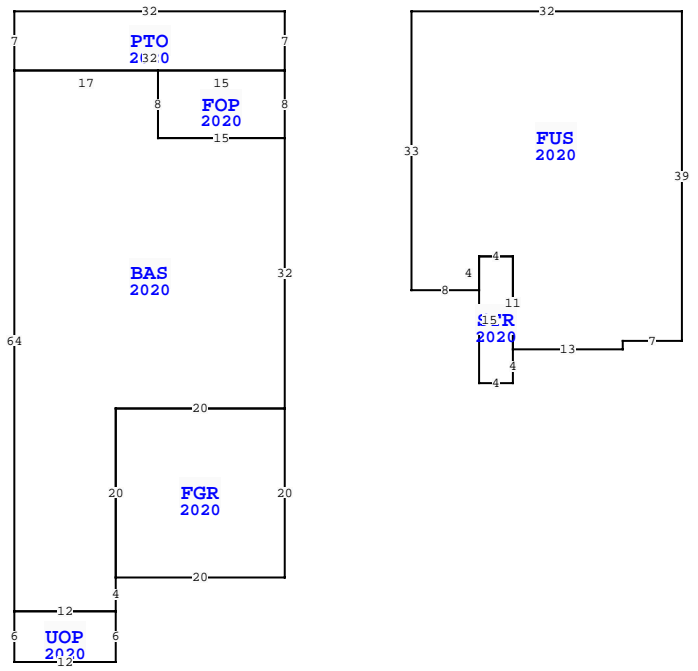
MCCLOSKEY BRIAN DANIEL &/REIGER PAMELA ANN
96001 ENCLAVE MANOR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-046E-0003-0000

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	2,908	148.9862	235.40	684,543	2020	2020	0	0	2.00	98.00	
1 SFR CUST - 100% - 2021												
Heated Area: 2621												
HX Base Yr 2021												



Quality		03 Quality Level 03			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA			
NEIGHBORHOOD/LOC		3043.100			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,448	100	2020	1,448	334,042
FGR	400	55	2020	220	50,752
FOP	120	30	2020	36	8,305
FUS	1,173	100	2020	1,173	270,602
PTO	224	5	2020	11	2,537
STR	60	10	2020	6	1,384
UOP	72	20	2020	14	3,230
TOTALS	3,497			2,908	670,852

96001 ENCLAVE MNR, FERNANDINA BEACH

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

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	326.00	SF	10.00	10.00	100	2020	2020	3	98	3,195	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 8				Tax Dist:	
BUILDING MARKET VALUE				670,852	
TOTAL MARKET OB/XF VALUE				3,195	
TOTAL LAND VALUE - MARKET				165,000	
TOTAL MARKET VALUE				839,047	
SOH/AGL Deduction				326,972	
ASSESSED VALUE				512,075	
TOTAL EXEMPTION VALUE				HX HB 50,722	
BASE TAXABLE VALUE				461,353	
TOTAL JUST VALUE				839,047	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				808,359	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1910491	NEW CONSTR	342,373	10/03/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2363/0345	5/18/2020	SW Q	Q I	01	607,300	
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: MCCLOSKEY BRIAN DAN						
2170/0137	1/10/2018	SW Q	V	05	3,900,000	
GRANTOR: BIGHT ENTERPRISES LLC						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES												
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BUILDING DIMENSIONS												
PTO=[YR=2020] W32 S7 BAS=[YR=2020] S64 UOP=[YR=2020] S6 E12 N6 W12\$ E12 N4 FGR=[YR=2020] E20 N20 W20 S20\$ N20 E20 N32 FOP=[YR=2020] N8 W15 S8 E15\$ W15 N8 W17\$ E32 N7\$ PTR=E15 FUS=[YR=2020] E32 S39 W7 S1 W13 STR=[YR=2020] S4 W4 N15 E4 S11\$ N11 W4 S4 W8 N33\$ 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								