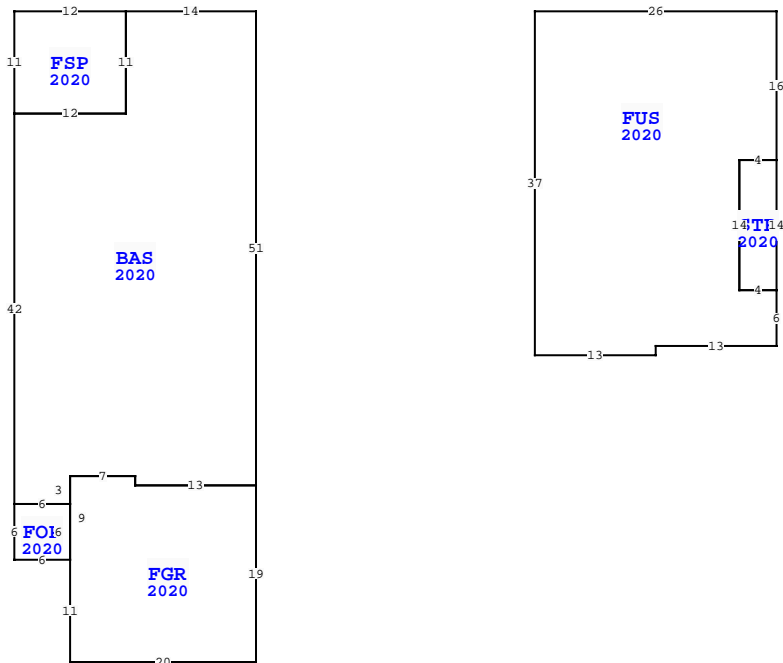


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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		
1	SFR	CUST - 100%	- 2021		Heated Area: 2092					HX	Base Yr 2021		



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		572,589	
TOTAL MARKET OB/XF VALUE		4,900	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		742,489	
SOH/AGL Deduction		284,812	
ASSESSED VALUE		457,677	
TOTAL EXEMPTION VALUE		HX HB WX 55,722	
BASE TAXABLE VALUE		401,955	
TOTAL JUST VALUE		742,489	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		716,311	

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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,199	100	2020	1,199	289,067
FGR	387	55	2020	213	51,352
FOP	36	30	2020	11	2,652
FSP	132	40	2020	53	12,778
FUS	893	100	2020	893	215,293
STR	56	10	2020	6	1,446
TOTALS	2,703			2,375	572,589

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000478	NEW CONSTR	275,153	01/16/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2800/1641	7/15/2025	LE	U	I	11	100

GRANTOR: HUSK ROSEMARIE ANN  
GRANTEE: MOORE ELIZABETH ANN  
2375/1075 6/18/2020 SW Q I 01 499,300  
GRANTOR: ARTISAN HOMES LLC  
GRANTEE: HUSAK ROSEMARIE

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	440.00	SF	10.00	10.00	100	2020	2020	3	98	4,312	
2	0855	CONC PAVER	0	100	20	60.00	SF	10.00	10.00	100	2020	2020	3	98	588	

TOTAL OB/XF													
96018 ENCLAVE MNR, FERNANDINA BEACH													
4,900													

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2020] W14 FSP=[YR=2020] W12 S11 E12 N11 \$ S11 W12 S42 FOP=[YR=2020] S6 E6 FGR=[YR=2020] S11 E20 N19 W13 N1 W7 S9 \$ N6 W6 \$ E6 N3 E7 S1 E13 N51 \$ PTR= E30 FUS=[YR=2020] E26 S16 STR=[YR=2020] S14 W4 N14 E4 \$ W4 S14 E4 S6 W13 S1 W13 N37 \$ W30 \$.													

LAND DESCRIPTION																								
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							