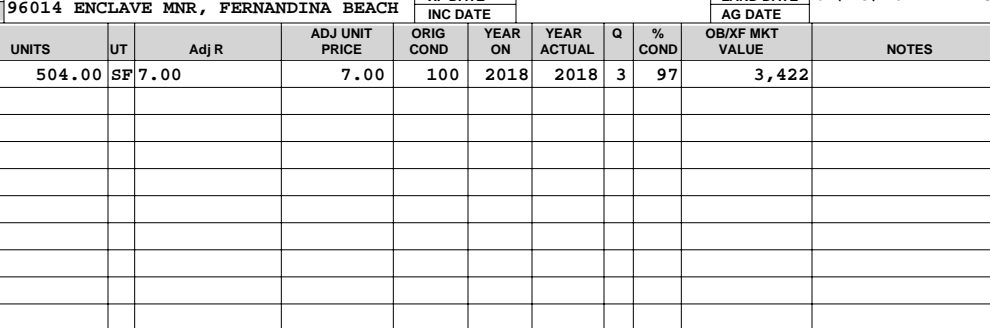


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	2,392	159.4333	251.90	602,545	2018	2018	0	0	3.00	97.00	

1 SFR CUST - 0% - 2025 Heated Area: 2113 HX Base Yr



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
BAS	1,522	100
FGR	386	55
FOP	78	30
FOP	128	30
FUS	591	100
STR	64	10
TOTALS	2,769	

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
1	0855	CONC PAVER	0	0	0	504.00	SF	7.00	7.00	100	2018	2018

96014 ENCLAVE MNR, FERNANDINA BEACH

TOTAL OB/XF												
3,422												

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
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00

UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
165,000.00	165,000.00	165,000							

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		584,469
TOTAL MARKET OB/XF VALUE		3,422
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		752,891
SOH/AGL Deduction		0
ASSESSED VALUE		752,891
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		752,891
TOTAL JUST VALUE		752,891
NCON VALUE		0
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		726,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1812054	CO ISSUED	0	12/10/2018
B1801350	NEW CONSTR	266,154	02/07/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2755/1375	12/05/2024	WD Q	Q	I	01	850,000

GRANTOR: MESSINA WAYNE J & LOR  
GRANTEE: THOMPSON BRIAN WAIT  
2404/0319 10/20/2020 WD Q I 01 541,000  
GRANTOR: KAISER DAVID & RUTH  
GRANTEE: MESSINA WAYNE J & L

BUILDING NOTES												
BAS=[YR=2018] W16 FOP=[YR=2018] W16 S8 E16 N8\$ S8 W16 S8 FOP=[YR=2018] S6 E13 N6 W13\$ E13 N4 FGR=[YR=2018] E19 N20 W21 S3 E2 S17\$ N17 W2 N3 E21 N42\$ PTR=E15 FUS=[YR=2018] E32 S21 W19 STR=[YR=2018] S4 W7 N4 E3 N9 E4 S9\$ N9 W4 S4 W9 N16\$ W15\$.												