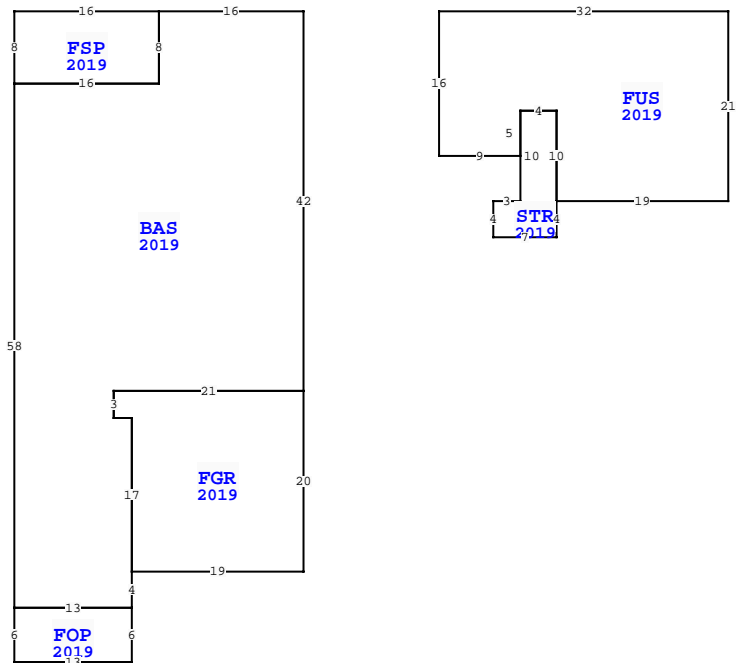


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	2,402	159.4333	251.90	605,064	2019	2019	0	0	2.50	97.50		
1 SFR CUST - 0% - 0 Heated Area: 2109 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,522	100	2019	1,522	373,807
FGR	386	55	2019	212	52,068
FOP	78	30	2019	23	5,649
FSP	128	40	2019	51	12,526
FUS	587	100	2019	587	144,168
STR	68	10	2019	7	1,719
TOTALS	2,769			2,402	589,937

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	0	0	27.00	SF	10.00	10.00	100	2019	2019	3	97	262	
2	0855	CONC PAVER	0	0	0	445.00	SF	10.00	10.00	100	2019	2019	3	97	4,317	

95994 ENCLAVE MNR, FERNANDINA BEACH										BLD DATE		LGL DATE		
										XF DATE		LAND DATE	04/15/2024	MLU
										INC DATE		AG DATE		

NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 8	Tax Dist:			
BUILDING MARKET VALUE				589,937
TOTAL MARKET OB/XF VALUE				4,579
TOTAL LAND VALUE - MARKET				165,000
TOTAL MARKET VALUE				759,516
SOH/AGL Deduction				158,068
ASSESSED VALUE				601,448
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				601,448
TOTAL JUST VALUE				759,516
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				732,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19013081	CO ISSUED	0	12/31/2019
B1905102	NEW CONSTR	272,007	05/15/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2330/0082	12/31/2019	SW	Q	I	01	517,500
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: MCCARTHY JOHN & DEB						
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													
BAS=[YR=2019] W16 FSP=[YR=2019] W16 S8 E16 N8\$ S8 W16 S8 FOP=[YR=2019] S6 E13 N6 W13\$ E13 N4 FGR=[YR=2019] E19 N20 W21 S3 E2 S17\$ N17 W2 N3 E21 N42\$ PTR=E15 FUS=[YR=2019] E32 S21 W19 STR=[YR=2019] S4 W7 N4 E3 N10 E4 S10\$ N10 W4 S5 W9 N16\$ 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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							