

LOT 1
ENCLAVE AT SUMMER BEACH PHASE
TWO-A & TWO-B OR 2434/722

GUSTAFSON MARTIN K
96089 MIMOSA DRIVE
FERNANDINA BEACH, FL 32034

2025

00-SB-30-047E-0001-0000



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 Floo		12	HARDWOOD 70		
Interior Floo		11	CLAY TILE 30		
Air Condition		03	CENTRAL 100		
Heating Type		04	AIR DUCTED 100		
Bedrooms			4 100		
Bathrooms			3.5 100		
Frame		02	WOOD FRAME 100		
Stories		0	0 100		
Units			0 100		
Occupancy		00	NONE 100		
Quality		03	Quality Level 03		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA		03
NEIGHBORHOOD/LOC		3043.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,118	100	2022	1,118	272,942
FGR	399	55	2022	219	53,465
FOP	36	30	2022	11	2,686
FOP	108	30	2022	32	7,812
FUS	1,061	100	2022	1,061	259,027
STR	68	10	2022	7	1,709

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,448	156.0728	246.60	603,677	2022	2022	0	0	1.00	99.00
1 SFR CUST - 100% - 2024 Heated Area: 2179 HX Base Yr 2024											
96089 MIMOSA DR, FERNANDINA BEACH											
				BLD DATE					LGL DATE		
				XF DATE					LAND DATE	04/15/2024	
				INC DATE					AG DATE	MLU	

TOTALS		2,790				2,448		597,640		96089 MIMOSA DR, FERNANDINA BEACH					XF DATE				LAND DATE		04/15/2024		MLU	
EXTRA FEATURES										INC DATE								AG DATE						
L	OB/XF	DESCRIPTION	BLD	CAP	L	W	UNITS		UT	Adj R	ADJ UNIT	ORIG	YEAR	YEAR	Q	%	OB/XF MKT	NOTES						
N	CODE										PRICE	COND	ON	ACTUAL		COND	VALUE							
1	0855	CONC PAVER	0	100	0	0	292.00		SF	10.00	10.00	100	2022	2022	3	99	2,891							