LOT 2
ENCLAVE AT SUMMER BEACH PHASE
TWO-A & TWO-B OR 2434/722

ELITENEST 5 LLC
541 PARK LANE DRIVE
PONTE VEDRA, FL 32081

2025

00-SB-30-047E-0002-0000

BUILDING CHARACTERISTICS

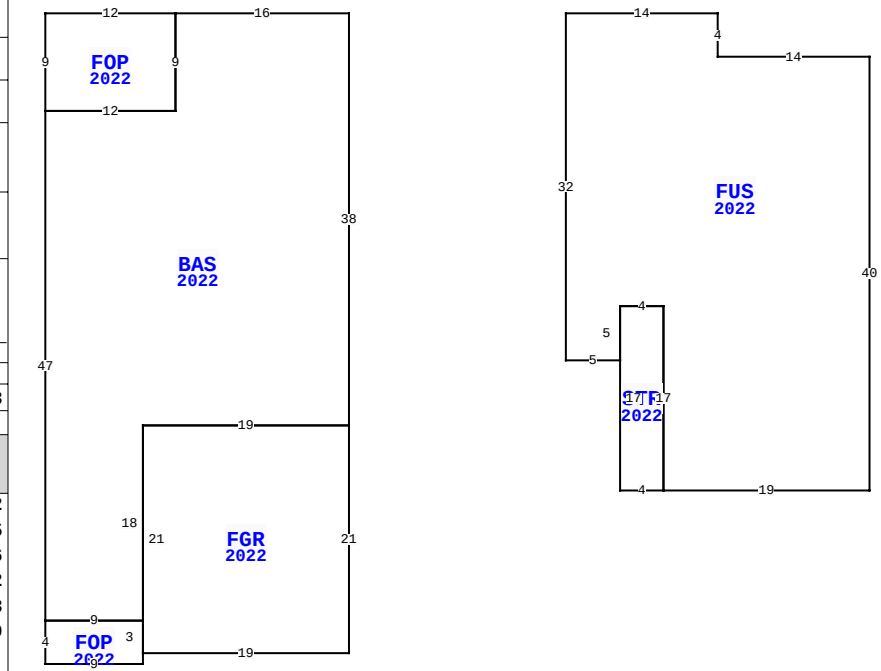
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	1,048	100	2022	1,048	255,853
STR	68	10	2022	7	1,709
TOTALS	2,777			2,435	594,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,435	156.0728	246.60	600,471	2022	2022	0	0	0	1.00	99.00

1 SFR CUST – 0% - 2025 Heated Area: 2166 HX Base Yr



96081 MIMOSA DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	594,466
TOTAL MARKET OB/XF VALUE	3,128
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	762,594
SOH/AGL Deduction	0
ASSESSED VALUE	762,594
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	762,594
TOTAL JUST VALUE	762,594
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	570,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011594	CO ISSUED	0	07/28/2022
20215536	NEW CONSTR	0	06/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2743/596	10/03/2024	WD	U	I	11	100
GRANTOR: PONDO OKSANA & RICHAR						
GRANTEE: ELITENEST 5 LLC						
2577/1096	7/08/2022	SW	Q	I	01	575,200
GRANTOR: ENCLAVE PHASE II PART						
GRANTEE: PONDO OKSANA & RICH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 FOP=[YR=2022] W12 S9 E12 N9$ S9 W12 S47
FOP=[YR=2022] S4 E9 N1 FGR=[YR=2022] E19 N21 W19 S21$ N3 W9$
E9 N18 E19 N38$ PTR=E20 FUS=[YR=2022] E14 S4 E14 S40 W19
STR=[YR=2022] W4 N17 E4 S17$ N17 W4 S5 W5 N32$ W20$.

EXTRA FEATURES

LN	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	0	316.00	SF	10.00	10.00	100	2022	2022	3	99	3,128	

LAND DESCRIPTION

TOTAL OB/XF 3,128

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 10/06/2022 BY TW Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/30/2025 BY SYS