LOT 7
ENCLAVE AT SUMMER BEACH PHASE
TWO-A & TWO-B OR 2434/722

HOPKINS NATALIE
96041 MIMOSA DR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-047E-0007-0000

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

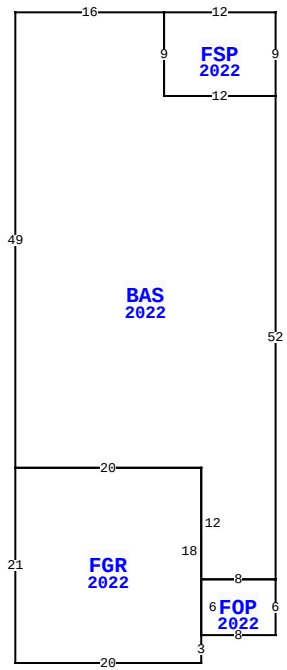
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,360	100	2022	1,360	336,196
FGR	420	55	2022	231	57,104
FOP	48	30	2022	14	3,461
FSP	108	40	2022	43	10,630
TOTALS	1,936			1,648	407,391

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,648	158.0388	249.70	411,506	2022	2022	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2023 Heated Area: 1360 HX Base Yr 2023



96041 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		407,391
TOTAL MARKET OB/XF VALUE		3,099
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		575,490
SOH/AGL Deduction		160,939
ASSESSED VALUE		414,551
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		363,829
TOTAL JUST VALUE		575,490
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005530	CO ISSUED	0	04/08/2022
20215118	NEW CONSTR	0	06/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2554/0835	4/08/2022	SW	Q	I	02	469,800

GRANTOR: ENCLAVE PHASE II PART
GRANTEE: HOPKINS NATALIE

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W12 BAS=[YR=2022] W16 S49 FGR=[YR=2022] S21 E20 N3 FOP=[YR=2022] E8 N6 W8 S6$ N18 W20$ E20 S12 E8 N52 W12 N9$ S9 E12 N9$.

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	100	0	0	313.00	SF	10.00	10.00	100	2022	2022	3	99	3,099	

LAND DESCRIPTION

TOTAL OB/XF 3,099

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							

REVIEW DATE 05/03/2022 BY DJ Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/30/2025 BY SYS