

LOT 8
ENCLAVE AT SUMMER BEACH PHASE
TWO-A & TWO-B OR 2434/722

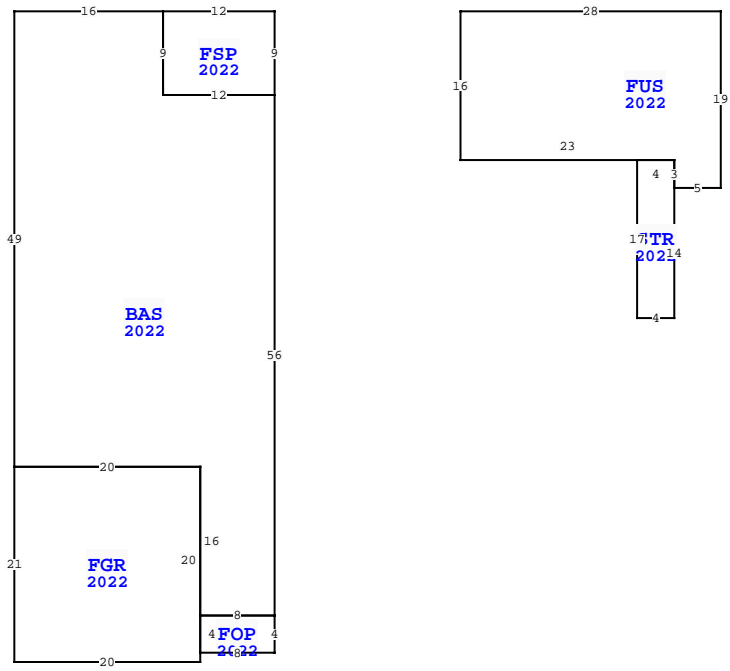
SMALL LEWIS L & JEAN M L/E/
96033 MIMOSA DRIVE
FERNANDINA BEACH, FL 32034

2025

00-SB-30-047E-0008-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Floor	13	LVT/LAMMT	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	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
BAS	1,392	100	2022
FGR	420	55	2022
FOP	32	30	2022
FSP	108	40	2022
FUS	463	100	2022
STR	68	10	2022
TOTALS	2,483		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2023								
					Heated Area: 1855						
					HX Base Yr 2023						



NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 8				Tax Dist:
BUILDING MARKET VALUE				497,992
TOTAL MARKET OB/XF VALUE				3,099
TOTAL LAND VALUE - MARKET				165,000
TOTAL MARKET VALUE				666,091
SOH/AGL Deduction				189,527
ASSESSED VALUE				476,564
TOTAL EXEMPTION VALUE	HX HB			50,722
BASE TAXABLE VALUE				425,842
TOTAL JUST VALUE				666,091
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				504,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004700	CO ISSUED	0	03/28/2022
20214389	NEW CONSTR	0	05/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2765/1943	2/05/2025	LE U		I	11	100
GRANTOR: SMALL LEWIS L & JEAN						
GRANTEE: SMALL MICHAEL L						
2550/1081	3/25/2022	SW Q		I	02	523,300
GRANTOR: ENCLAVE PHASE II PART						
GRANTEE: SMALL LEWIS L & JEA						

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

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

BUILDING DIMENSIONS									
FSP=[YR=2022] W12 BAS=[YR=2022] W16 S49 FGR=[YR=2022] S21 E20									
N1 FOP=[YR=2022] E8 N4 W8 S4\$ N20 W20\$ E20 S16 E8 N56 W12 N9\$									
S9 E12 N9\$ PTR=E20 FUS=[YR=2022] E28 S19 W5 STR=[YR=2022] S14									
W4 N17 E4 S3\$ N3 W23 N16\$ W20\$.									

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