LOT 10
ENCLAVE AT SUMMER BEACH PHASE
TWO-A & TWO-B OR 2434/722

KOVARY STEPHEN & ELAINE
206 TENNIS COURT
WALL TOWNSHIP, NJ 07719

2025

00-SB-30-047E-0010-0000

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		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

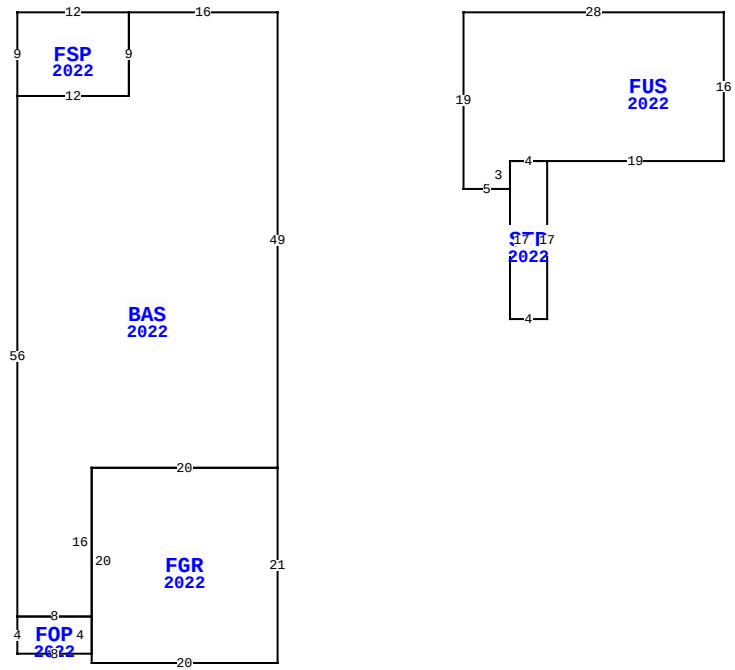
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100	2022	1,392	325,199
FGR	420	55	2022	231	53,966
FOP	32	30	2022	10	2,336
FSP	108	40	2022	43	10,046
FUS	463	100	2022	463	108,166
STR	68	10	2022	7	1,635
TOTALS	2,483			2,146	501,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,146	149.3520	235.98	506,413	2022	2022	0	0	0	1.00	99.00

1 SFR CUST – 0% - 2023 Heated Area: 1855 HX Base Yr



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

96016 MIMOSA DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	501,349
TOTAL MARKET OB/XF VALUE	2,871
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	669,220
SOH/AGL Deduction	122,832
ASSESSED VALUE	546,388
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	546,388
TOTAL JUST VALUE	669,220
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	506,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009747	CO ISSUED	0	06/24/2022
20215726	NEW CONSTR	0	06/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2584/1124	8/11/2022	SW	Q	I	01	545,900

GRANTOR: ENCLAVE PHASE II PART
GRANTEE: KOVARY STEPHEN & EL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 FSP=[YR=2022] W12 S9 E12 N9$ S9 W12 S56
FOP=[YR=2022] S4 E8 FGR=[YR=2022] S1 E20 N21 W20 S20$ N4 W8$
E8 N16 E20 N49$ PTR=E20 FUS=[YR=2022] E28 S16 W19
STR=[YR=2022] S17 W4 N17 E4$ W4 S3 W5 N19$ 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	290.00	SF	10.00	10.00	100	2022	2022	3	99	2,871	

LAND DESCRIPTION

TOTAL OB/XF 2,871

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 05/04/2022 BY DJ Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/30/2025 BY SYS