LOT 11
ENCLAVE AT SUMMER BEACH PHASE
TWO-A & TWO-B OR 2434/722

MARTHERS GEORGE III & DIANE
96008 MIMOSA DR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-047E-0011-0000

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

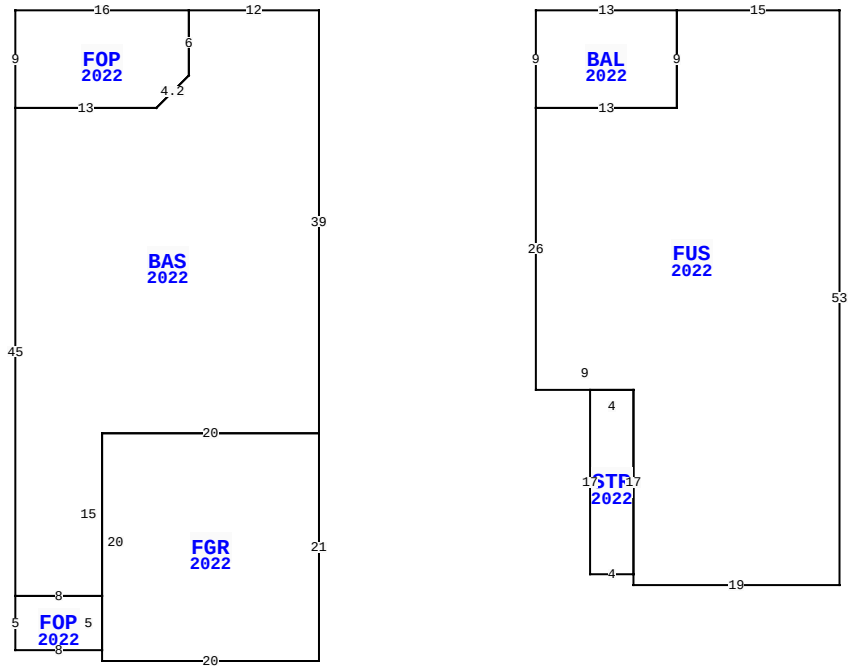
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	117	15	2022	18	4,085
BAS	1,073	100	2022	1,073	243,504
FGR	420	55	2022	231	52,422
FOP	40	30	2022	12	2,723
FOP	140	30	2022	42	9,532
FUS	1,205	100	2022	1,205	273,460
STR	68	10	2022	7	1,589
TOTALS	3,063			2,588	587,315

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,588	145.0848	229.23	593,247	2022	2022	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2023 Heated Area: 2278 HX Base Yr 2023



96008 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		587,315
TOTAL MARKET OB/XF VALUE		4,811
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		757,126
SOH/AGL Deduction		195,295
ASSESSED VALUE		561,831
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		511,109
TOTAL JUST VALUE		757,126
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		589,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20213214	CO ISSUED	0	02/01/2022
20213214	NEW CONSTR	0	05/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2542/1906	2/16/2022	WD	Q	I	02	591,600

GRANTOR: ENCLAVE PHASE II PART
GRANTEE: MARTHERS GEORGE III

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W12 FOP=[YR=2022] W16 S9 E13 U3 R3 N6$ S6 D3 L3 W13 S45 FOP=[YR=2022] S5 E8 FGR=[YR=2022] S1 E20 N21 W20 S20$ N5 W8$ E8 N15 E20 N39$ PTR=E20 BAL=[YR=2022] E13 FUS=[YR=2022] E15 S53 W19 N1 STR=[YR=2022] W4 N17 E4 S17$ N17 W9 N26 E13 N9$ S9 W13 N9$ 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	100	0	0	286.00	SF	10.00	10.00	100	2022	2022	3	99	2,831	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	

LAND DESCRIPTION

TOTAL OB/XF 4,811

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