LOT 12
ENCLAVE AT SUMMER BEACH PHASE
TWO-A & TWO-B OR 2434/722

REUBEN S JESSE LIVING TRUST/REUBEN S JESSE TRUSTEE
96000 MIMOSA DRIVE
FERNANDINA BEACH, FL 32034

2025

00-SB-30-047E-0012-0000

NASSAU COUNTY PROPERTY

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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

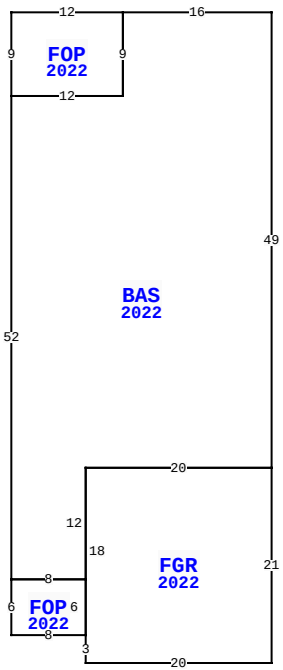
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,360	100	2022	1,360	330,690
FGR	420	55	2022	231	56,169
FOP	48	30	2022	14	3,405
FOP	108	30	2022	32	7,781
TOTALS	1,936			1,637	398,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,637	155.4480	245.61	402,064	2022	2022	0	0	0	1.00	99.00

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



96000 MIMOSA DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		398,043
TOTAL MARKET OB/XF VALUE		3,901
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		566,944
SOH/AGL Deduction		162,499
ASSESSED VALUE		404,445
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		353,723
TOTAL JUST VALUE		566,944
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		467,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008926	CO ISSUED	0	06/10/2022
20214083	NEW CONSTR	0	05/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2570/0464	6/10/2022	SW	Q	I	02	497,400

GRANTOR: ENCLAVE PHASE II PART
GRANTEE: REUBEN S JESSE LIVI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 FOP=[YR=2022] W12 S9 E12 N9$ S9 W12 S52 FOP=[YR=2022] S6 E8 FGR=[YR=2022] S3 E20 N21 W20 S18$ N6 W8$ E8 N12 E20 N49$.

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	394.00	SF	10.00	10.00	100	2022	2022	3	99	3,901	

LAND DESCRIPTION

TOTAL OB/XF 3,901

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